



59 DELGATE BANK, SPALDING, LINCOLNSHIRE, PE12 6JB  
**£160,000 FREEHOLD**

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LINCOLNSHIRE, PE12 6JB**

**A non-standard construction three bedroom semi-detached home located in the popular village of Weston that would make an idea first time purchase or buy to let investment with a current tenant paying £845pcm. The property offers good accommodation benefiting from, 26ft lounge, large entrance hall/reception, fitted kitchen, conservatory and downstairs shower room. On the first floor there are three bedrooms and a family bathroom. Outside there is a generous lawned front garden with pathway to the side door and to the rear an established lawned garden plus single garage. Please call 01778 392807 for more information.**

**Entrance Hall/Reception Room (26'1" x 7'8")**

**Lounge (26'1" x 11'11")**

**Conservatory (12'0" x 11'7")**

**Kitchen (14'6" x 8'8")**

**Shower Room**

**First Floor Landing**

**Bedroom One (13'1" x 11'3")**

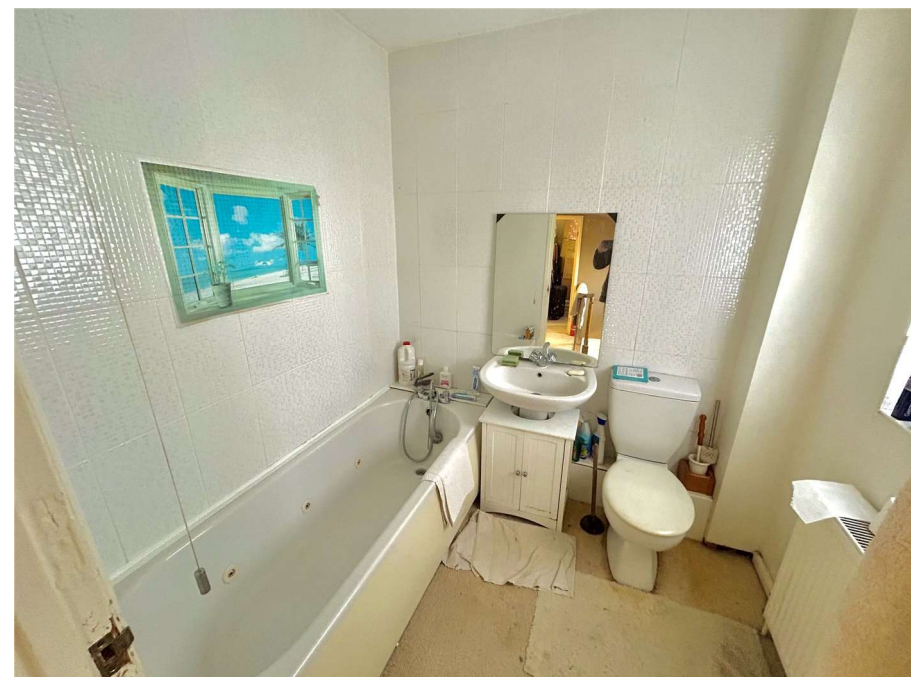
**Bedroom Two (12'7" x 11'3")**

**Bedroom Three (10'9" x 7'6")**

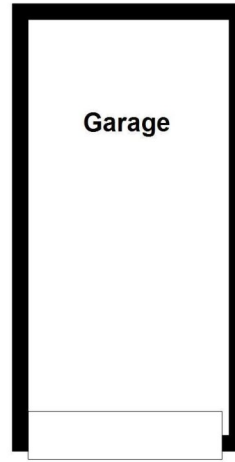
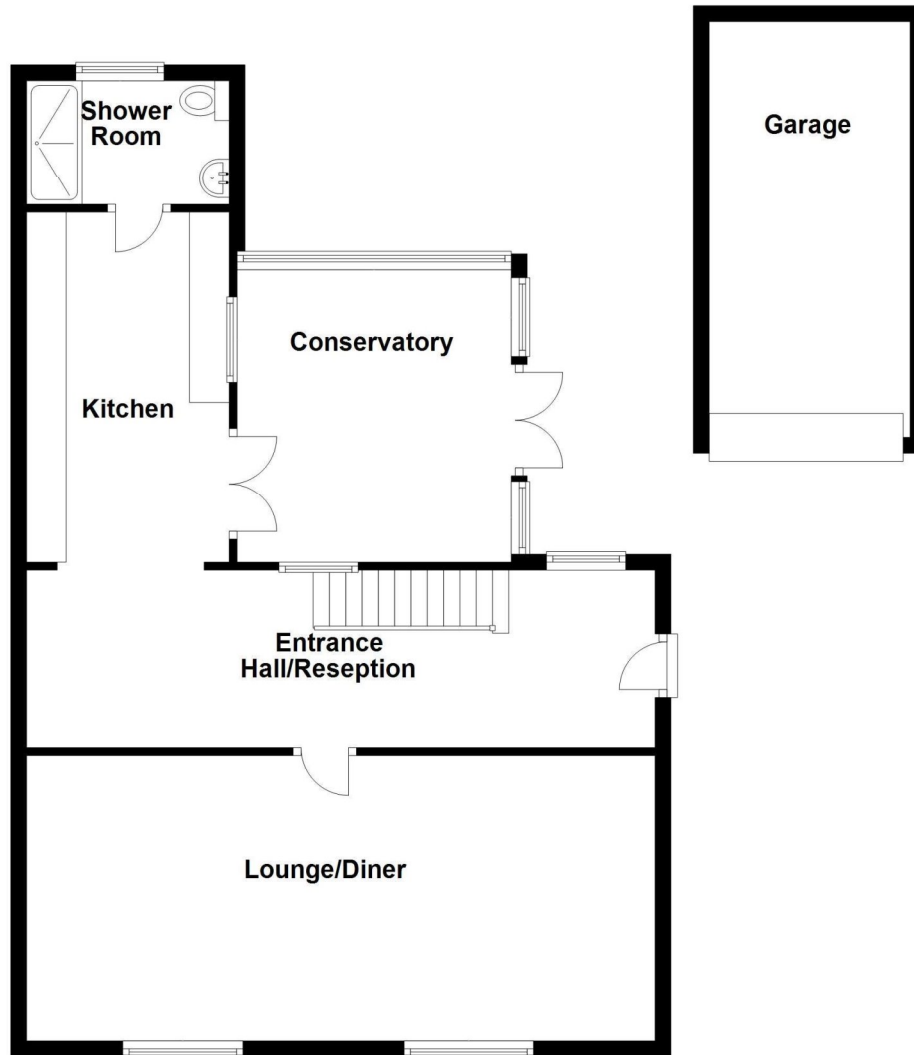
**Family Bathroom**

**Single Garage**

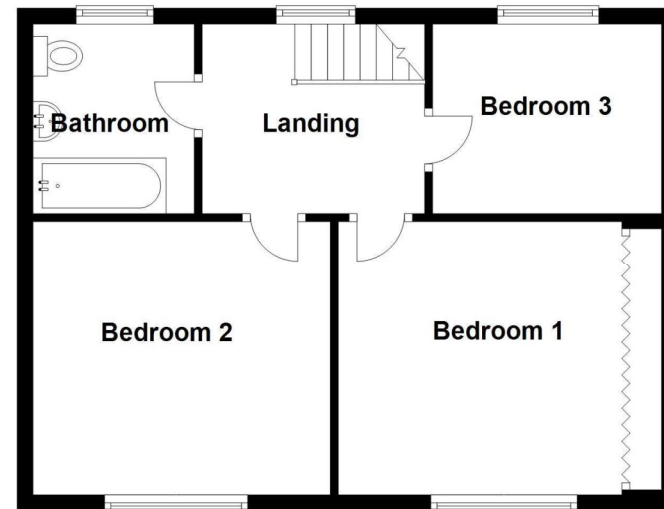




**Ground Floor**  
Approx. 89.9 sq. metres (967.4 sq. feet)



**First Floor**  
Approx. 47.2 sq. metres (508.4 sq. feet)



Total area: approx. 137.1 sq. metres (1475.9 sq. feet)

Bourne | 01778392807 | bourne@winkworth.co.uk

[winkworth.co.uk](http://winkworth.co.uk)

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