

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



### 3 The Beeches, Beechfield Gardens, Spalding, Lincolnshire, PE11

£550,000 Freehold

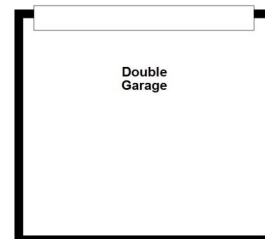
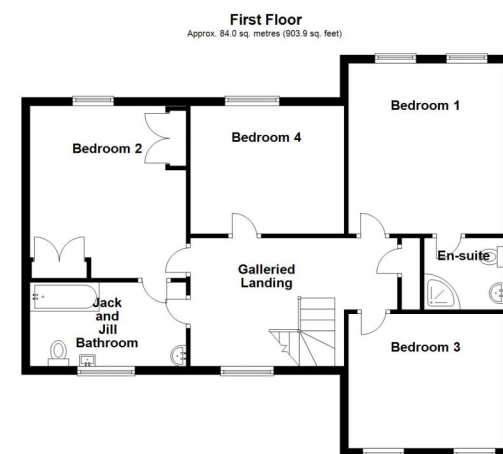
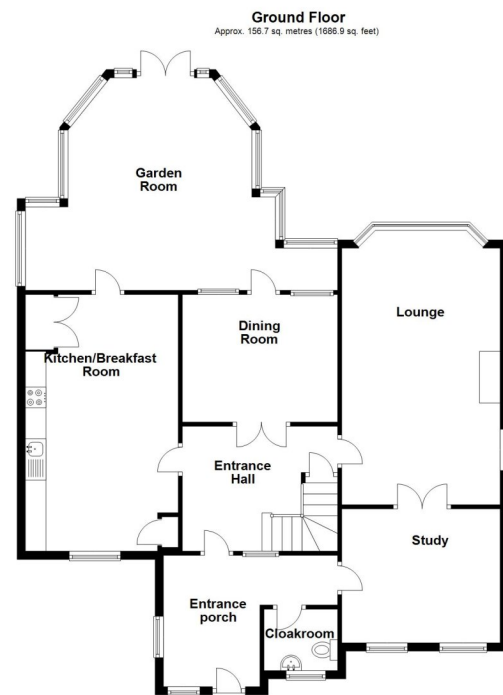
Winkworth are delighted to bring to the market this impressive four bedroom detached family home located in this exclusive development of only two other homes in one of Spalding most sought after locations. The property is of a fantastic plot of approximately 0.4 acres with a wonderful established south east facing lawned rear garden with a wide variety of shrubs and trees offering lots of privacy and to the front a gated driveway with detached double garage with further garden area behind. The accommodation is set over two floors with extended entrance hall, lounge dining room and study, quality garden room with glass roof and kitchen/breakfast room. One the first floor the master bedroom benefits from an en-suite shower room, there are three further bedrooms and a family bathroom. The town centre is within a short walk with all of Spalding's amenities as is the train station and Grammar schools making this home a must view and we would strongly recommend an early viewing to avoid disappointment.

Four Bedroom Detached Home | Sought After Location | Detached Double Garage | Approximately 0.4 Acres | Excellent Family Accomodation | South East Facing Rear Garden



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See things differently.



Total area: approx. 240.7 sq. metres (2590.8 sq. feet)

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**ACCOMMODATION**

**Entrance Porch** - With wood effect flooring, windows to the side, door to the study and entrance hall and door leading to.

**Downstairs Cloakroom** - With low level wc, wash hand basin and frosted window.

**Entrance Hall** - With stairs leading to the first floor, Amtico flooring, under stairs storage cupboard, telephone point and door leading to.

**Lounge** - 20'4" x 12'8" (6.2m x 3.86m) With attractive feature fireplace, bay window overlooking the rear garden with further window to the side, radiator and power points.

**Dining Room** - 12'4" x 10'3" (3.76m x 3.12m) With windows and door leading to the garden room, radiator and power points.

**Study** - 12'8" x 10'6" (3.86m x 3.2m) With two windows overlooking the front, radiator, power points, telephone point and double opening doors to the lounge.

**Kitchen/Breakfast Room** - 20'6" x 12'5" (6.25m x 3.78m) With fitted units comprising, sink with cupboard below, good range of wall and base units, fitted larder cupboard, built in double oven and gas hob with extractor canopy above, space and plumbing for dishwasher, space for fridge freezer, space and plumbing for



washing machine, tiled flooring, water softener, window to the rear and door leading to.

**Garden Room** - Being half brick with windows and french doors onto the rear garden, glass roof, Amtico flooring, TV point, power and light.

**First Floor Galleried Landing** - With built in airing cupboard housing pressurized tank, window overlooking the front and door to.

**Bedroom One** - 14'1" x 12'8" (4.3m x 3.86m) With two windows overlooking the rear garden, radiator, power points, TV point and door to.

**En-Suite Shower Room** - With corner shower cubicle, low level wc, wash hand basin set in unit with cupboards below, heated towel rail, tiled walls and frosted window.

**Bedroom Two** - 13'9" x 12'4" (4.2m x 3.76m) With fitted wardrobes, radiator, power points, TV points, window overlooking the rear and door to the Jack and Jill bathroom.

**Bedroom Three** - 12'9" x 10'1" (3.89m x 3.07m) With two windows overlooking the front, radiator, TV point and power points.

**Bedroom Four** - 12'3" x 10'3" (3.73m x 3.12m) With window overlooking the rear, radiator, TV points and power points.

**Jack & Jill Bathroom** - With panelled bath with wall mounted shower and glass screen, low level wc, wash hand basin, tiled walls, heated towel rail and frosted window.

**Outside** - The property is approached via electric gates which leads to a generous block paved driveway providing ample off road parking. There is a DETACHED DOUBLE GARAGE with electric roller doors. To the rear of the garage there is a lawned private garden surrounded by mature trees and shrubs. To the rear there is a stunning south east facing with large paved patio leading onto an established lawned garden with a wide variety of plants shrubs and trees, there is also a summerhouse, outside tap and outside power.

**LOCAL AUTHORITY**

South Holland, Spalding

**TENURE**

Freehold

**COUNCIL TAX BAND**

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