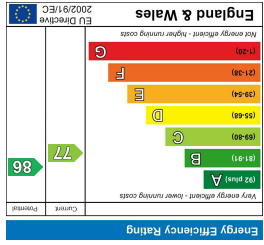


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Area Map



Floor Plan



I Ash Close
 Spalding, PE12 6FE
£416,500

4 3 3 C

I Ash Close

Spalding, PE12 6FE

We are delighted to bring to the market this superbly presented, spacious detached family home, located in a quiet Cul-De-Sac in the Lincolnshire Market Town of Spalding. Owned by the same family for almost twenty years since brand new, this fantastic property offers FOUR DOUBLE BEDROOMS, with two of them en-suite, and THREE RECEPTION ROOMS, whilst being situated on a desirable corner plot within walking distance of many local amenities.

To the ground floor there is an impressive entrance hall providing central access to the three reception rooms, kitchen diner and downstairs cloakroom. The kitchen diner is spacious and fitted with a range of base and eye level units, and benefits from an integrated cooker and dishwasher. Accessed from here is a utility room with plumbing for washing a machine and an external side door. The living room is light and airy with French doors to the rear elevation, and central feature fireplace, whilst the dining room and study are to the front elevation. As you approach the first floor you are greeted by an attractive galleried landing with access to the four double bedrooms, and three piece family bathroom. Bedrooms one and two are both en-suite, along with benefitting from integrated wardrobes, whilst bedrooms three and four are still both double-sized rooms and both very similar in size.

The property also has the benefit of a full sized double garage with access to the front via two up and over doors, whilst also having a rear door providing handy access to the garden. The rear garden is mainly laid to lawn whilst being enclosed by a brick built wall, there are some attractive plants and trees giving some shade and privacy. Viewing is highly recommended to appreciate the versatile living space on offer

Entrance Hall
12'2" x 9'5"

Living Room
7'11" x 10'2"

WC
5'2" x 3'1"



Utility Room
5'2" x 6'11"

Kitchen Diner
11'10" x 14'1"

Living Room
13'1" x 16'9"

Dining Room
12'2" x 10'9"

Landing
15'0" x 8'9"

Master Bedroom
11'9" x 10'11"

Dressing Area
6'6" x 5'8"

En-Suite
6'6" x 5'6"

Bedroom Two
13'8" x 8'6"

En-Suite
7'3" x 5'7"

Landing
7'11" x 2'11"

Bedroom Three
8'8" x 11'0"

Bathroom
8'8" x 7'1"

Bedroom Four
7'10" x 11'0"

Garage
18'9" x 16'11"

EPC - C
77/86

Tenure - Freehold

