



Horseshoe Road, Spalding PE11 3JB

welcome to

Horseshoe Road, Spalding

VIEWING HIGHLY ADVISED IN ORDER TO APPRECIATE THE ACCOMODATION OFFERED. FIVE BEDROOM DETACHED EXECUTIVE PROPERTY BOASTING AN IMACULATE INTERIOR FINISHED TO A HIGH STANDARD THROUGHOUT AND OPEN FIELD VIEWS TO THE FRONT AND REAR. MUST BE VIEWED.



Entrance Hall

Bespoke oak staircase leading to the first floor accommodation, underfloor heating and controls, power points, storage cupboards, door leading into double garage.

Lounge

13' 5" x 15' 1" (4.09m x 4.60m)

Feature fireplace, underfloor heating, power points and a TV point.

UPVC double glazed window to the front

Kitchen

13' 9" x 12' 1" (4.19m x 3.68m)

Fitted kitchen comprising of wall and base units with quartz stone worktops over and NEFF and Bosch appliances fitted throughout as well as a sizable pantry cupboard.

UPVC double glazed window to the side

Dining Room

24' 4" x 14' 5" (7.42m x 4.39m)

Underfloor heating, power points.

Aluminum bi-folding doors to the rear.

Snug

14' 10" x 19' 8" (4.52m x 5.99m)

Feature sky lantern roof and open fireplace, power points, underfloor heating.

Aluminum bi-folding doors to the side

UPVC double glazed windows to the rear

Utility Room

7' 5" x 12' 9" (2.26m x 3.89m)

Wall and base units with quartz stone worktops, underfloor heating, power points.

UPVC double glazed window and door to the side.

Study

5' 11" x 11' 5" (1.80m x 3.48m)

Underfloor heating, power points.

UPVC double glazed window to the side

Landing

Stairs leading to the second floor/loft accommodation, power points

Bedroom 1

13' 5" x 20' 8" (4.09m x 6.30m)

Radiator, power points, balcony to the rear offering picturesque views over the fields.

UPVC double glazed window to the front

Ensuite

Paneled bath, walk-in double shower cubicle, wash hand basin and WC.

UPVC double glazed window to the rear

Bedroom 2

15' 5" x 18' (4.70m x 5.49m)

Ensuite

Walk-in shower cubicle, wash hand basin and WC.

UPVC double glazed window to the side

Bedroom 3

12' x 14' 5" (3.66m x 4.39m)

Radiator, power points and dressing area

UPVC double glazed window to the front

Ensuite

Walk-in shower cubicle, wash hand basin and WC.

Bathroom

Paneled bath, walk-in shower cubicle, wash hand basin and WC.

UPVC double glazed window to the side

Second Floor Landing

Power points.

Bedroom 4

16' 8" x 19' 8" (5.08m x 5.99m)

Power points, radiator and dressing area.

UPVC double glazed window to the front

Bedroom 5

15' 3" x 19' 8" (4.65m x 5.99m)

Power points, radiator

UPVC double glazed window to the rear

Ensuite

Walk in shower cubicle, wash hand basin and WC.

Double Garage

20' 8" x 18' (6.30m x 5.49m)

Exterior

Large gravel driveway leading to a double garage allowing for ample off-road parking.

Rear Garden:

Laid to lawn enclosed garden boasting open field views to the front and rear.



view this property online williamhbrown.co.uk/Property/LST106694



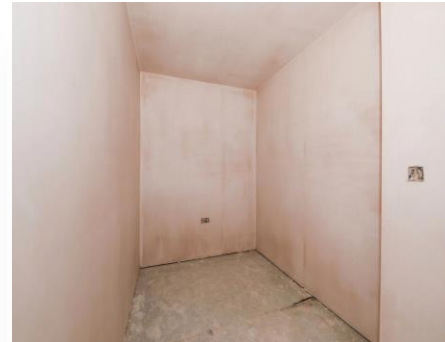
welcome to

Horseshoe Road, Spalding

- FINISHED TO A VERY HIGH STANDARD THROUGHOUT
- FIVE BEDROOM DETACHED HOUSE
- OPEN FIELD VIEWS TO THE FRONT AND REAR
- EXTENSIVE DRIVEWAY AND DOUBLE GARAGE
- EN-SUITES TO FOUR BEDROOMS

Tenure: Freehold EPC Rating: Exempt

£790,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LST106694](https://www.williamhbrown.co.uk/Property/LST106694)



Property Ref:
LST106694 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)