



**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.**



### **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.



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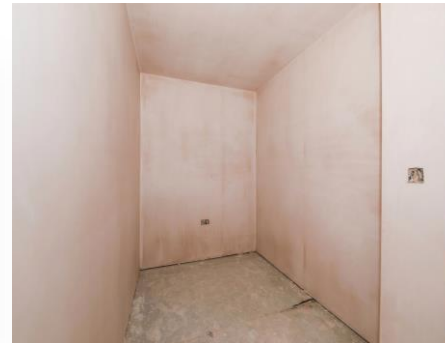
welcome to

## 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

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Property Ref:  
LST106694 - 0002

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