



**Willow Lodge Horseshoe Road, Spalding PE11 3JA**

**welcome to**

**Willow Lodge Horseshoe Road, Spalding**

**\*ESSENTIAL TO VIEW - SET UPON A LARGE PLOT\*** Stunning four bedroom family home nestled within the outskirts of the popular market town of Spalding! Call now on 01775 711 711 to arrange a viewing and avoid missing out!!



### **Entrance Hall**

7' 6" x 11' 7" ( 2.29m x 3.53m )

A canopy porch with two lantern lights covers the solid mahogany entrance door, leading into a carpeted entrance hall with access to lounge, kitchen / diner, and living room. The hall boasts wooden paneling leading up the carpeted mahogany staircase.

In addition, there are ample sockets, a wall-mounted radiator, and houses the Hive thermostat

### **Cloakroom**

4' 8" x 2' 5" ( 1.42m x 0.74m )

Radiator, central pendant light, ceramic floor tiles, wash hand basin and W/C

Double glazed window to the side aspect.

### **Utility Room**

9' 10" x 7' ( 3.00m x 2.13m )

This generous utility room boasts ceramic floor tiles, work surface incorporating a single bowl sink unit, water softener, space for washing machine and dryer, large double door storage cupboard (with Shelving and Coat Hooks), gas fired central heating boiler with hive receiver for boiler control, and a solid mahogany stable door leading out to the side of the property

### **Study / Bedroom Four**

11' 8" x 9' 9" ( 3.56m x 2.97m )

Currently being used as an office, the versatile room had windows to both the south and west offering sun throughout the day. The room is ideal for a fourth bedroom, or a as an office for those that work from home!

It will be re-decorated and carpeted, but has ample electrical points, Telephone point and a wall-mounted radiator

### **Kitchen / Diner**

Kitchen Area (10.8 x 9.8)

Dining Room (12.9 x 17.3)

This large, double aspect, and spacious family area incorporates a fully fitted contemporary kitchen with induction hob and recirculating extractor hood. In addition, the kitchen boasts integrated AEG fridge/freezer, Bosch dishwasher, microwave, Smeg oven, Quartz work surface, one and a half bowl sink with left hand drainer, ample storage cupboards, light charcoal luxury vinyl tiled flooring, pelmet heater.

The dining / living space, which accepts a 6/8 chair dining table, has bi-folding doors opening onto the terrace, multi-fuel stove providing additional warmth, and light oak luxury vinyl tiles throughout the dining and living areas.

### **Lounge**

12' 9" x 26' 6" ( 3.89m x 8.08m )

Large, airy and spacious carpeted lounge with bay window to the front of the plot, and double doors leading into the conservatory. A large solid fuel inglenook style feature fireplace on the west wall, which includes a blanking plate for when not in use.

The room also comprises ample electrical points, TV and telephone points, and wall-mounted radiators

Spacious lounge comprising of a large feature inglenook fireplace, power sockets, carpeted flooring, radiator and TV point.

Double glazed window to the front aspect.  
Leading into: Conservatory

### **Conservatory**

20' 2" x 10' 3" ( 6.15m x 3.12m )

Large south facing double glazed conservatory with double doors leading onto a terrace area, Travertine tiled flooring, polycarbonate (pearl) roof covering, ample electrical points, and wall-mounted radiators

### **Landing**

11' 8" x 7' 6" ( 3.56m x 2.29m )

This staircase, wider than standard, leads onto a

gallery landing with window facing the driveway to the front, provides access to the three bedrooms and bathroom, has a loft hatch, ample electrical points, and a wall-mounted radiator.

### **Bedroom One**

17' 6" x 11' 9" ( 5.33m x 3.58m )

A large, spacious and airy bedroom with double aspect windows looking to both the front, and south over the rear garden. The room is carpeted, has ample electrical points, wall-mounted radiator, and is plenty of room for all bedroom furniture!

### **Bedroom Two**

12' 9" x 10' 3" ( 3.89m x 3.12m )

Another spacious double bedroom with window looking to the front of the property, is carpeted throughout, has ample electrical powerpoints, and wall-mounted radiator

### **Bedroom Three**

12' 9" x 10' 5" ( 3.89m x 3.17m )

This generous third bedroom with window looking over the rear garden is carpeted throughout, has ample electrical points and a wall-mounted radiator

### **Bathroom**

10' 9" x 9' 7" ( 3.28m x 2.92m )

Large four piece suite comprising an L-shaped bath, wash basin, WC with fitted units offering considerable storage space, decorative work surface with tiling splashback, separate fully tiled shower cubicle, heated towel rail and wall-mounted radiator, luxury vinyl tiled flooring, and airing cupboard with hot water cylinder and slatted shelving.

### **Exterior**

The property sits on a third of an acre with the house some 20m from the road with an in and out block paved drive capable of parking 10 or possibly more cars. An additional parking space is in front of the garage, A small parterre has been grown behind the garage and rear entrance to the dwelling and a timber shed is hidden to the east behind the garage alongside a wood store.



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welcome to

## Willow Lodge Horseshoe Road, Spalding

- FOUR DOUBLE BEDROOMS
- IMMACULATELY PRESENTED, SPACIOUS INTERIOR
- CLOSE TO SPALDING TOWN CENTRE
- PERFECT FAMILY HOME WITH STUNNING GARDENS TO FRONT AND REAR
- IN AND OUT DRIVEWAY FOR AMPLE PARKING, AND A DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

**£525,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG111226 - 0003

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