



**Clay Lake, Spalding PE11 2QG**



**welcome to**

## **Clay Lake, Spalding**

Three double bedroom detached house, CLOSE TO SPALDING TOWN CENTRE. Two reception rooms & OPEN PLAN KITCHEN DINER. Family bathroom & downstairs utility WITH SHOWER ROOM. Off road parking, DETACHED TIMBER DOUBLE GARAGE/MAN CAVE & wraparound gardens



### **Shower Room**

6' 4" x 6' 9" ( 1.93m x 2.06m )

Comprising of a W/C, Shower cubicle with thermostatic shower, sink, stone floor, heated towel rail, extractor fan.

### **Reception**

13' 5" x 13' 1" ( 4.09m x 3.99m )

Having stone flooring, Feature fireplace, Built in under-stair cupboards.

### **Lounge**

11' 9" x 13' 2" ( 3.58m x 4.01m )

With a feature brick fireplace with log burner, solid harth,

### **Dining Room**

10' 5" x 11' 4" ( 3.17m x 3.45m )

Comprising of stone tiled floor, open plan with kitchen.

### **Kitchen**

11' 6" x 11' 3" ( 3.51m x 3.43m )

Having stone tiled floor, Central island with built in storage, wall and base units, solid wood surfaces, single bowl Belfast sink, Space for a fridge freezer dishwasher, integrated extractor. Coming with double range oven with 6 ring gas hob

### **Utility Room**

4' 1" x 6' 9" ( 1.24m x 2.06m )

Having stone floor, wall units, space for washing machine and tumble drier, sliding curtain leading to shower room.

### **Bedroom One**

13' 4" x 13' 2" ( 4.06m x 4.01m )

Built-in storage cupboards

### **Bedroom Two**

13' 3" x 12' ( 4.04m x 3.66m )

### **Bedroom Three**

11' 6" x 10' 6" ( 3.51m x 3.20m )

### **Bathroom**

11' 6" x 9' 2" ( 3.51m x 2.79m )

Comprising of W/C inset sink and bath with floor mounted mixer tap and shower attachment. Built in heated water tank, extractor, heated towel rail.

### **Front Garden**

With gate to house, space for 2/3 cars. EV charger.

### **Rear Garden**

Comprising of enclosed fencing, greenhouse, wrap around lawn with mature borders. Patio area. raised beds used as a vegetable patch.

### **Garage**

Double garage, timber double door to the front, with power and lighting, side door access from garden, being used as a workshop with built in worktop and storage. the roof being recently re-sealed.



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welcome to

## Clay Lake, Spalding

- THREE DOUBLE BEDROOM HOUSE WITH CHARACTER & CHARM
- TWO RECEPTION ROOMS & OPEN PLAN KITCHEN DINER
- FAMILY BATHROOM & UTILITY WITH SHOWER ROOM
- OFF ROAD PARKING & DETACHED TIMBER DOUBLE GARAGE/ MAN CAVE
- WRAPAROUND GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: C



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG112797 - 0005

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