



**1 ASH CLOSE**  
**SPALDING, PE12 6FE**

**OFFERS OVER £399,995**  
**FREEHOLD**

Welcome to this stunning detached house located on Ash Close in the charming town of Spalding. Built in 2004, this immaculately presented family home offers a generous living space of 1,894 square feet, making it perfect for those seeking comfort and style.

# 1 ASH CLOSE

• LARGE WELL PRESENTED FAMILY HOME • TWO ENSUITE BATHROOMS • THREE RECEPTION ROOMS • DOUBLE GARAGE • STUNNING ENCLOSED REAR GARDEN • GREAT LOCATION • AMPLE OFF ROAD PARKING • LARGE FAMILY LOUNGE • PERFECT FAMILY HOME • CALL TODAY



## Summary

Welcome to this stunning detached house located on Ash Close in the charming town of Spalding. Built in 2004, this immaculately presented family home offers a generous living space of 1,894 square feet, making it perfect for those seeking comfort and style.

As you enter, you will be greeted by three spacious reception rooms, providing ample space for relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere for family gatherings or social events. The property boasts four well-proportioned bedrooms, allowing for a peaceful retreat at the end of the day. With three modern bathrooms, including en-suite facilities, convenience and privacy are assured for all family members.

The exterior of the property is equally impressive, featuring a double garage and parking space for up to four vehicles, making it ideal for families with multiple cars or guests. The well-maintained garden offers a lovely outdoor space for children to play or for hosting summer barbecues.

Situated close to the town centre, this home provides easy access to local amenities, shops, and schools, ensuring that everything you need is just a short distance away. Whether you are looking for a spacious family home or a place to entertain, this property is sure to meet your needs.

In summary, this large family home on Ash Close is a rare find, combining modern living with a convenient location. Do not miss the opportunity to make this beautiful property your own.

## Entrance Hall

A clean and welcoming entrance area with ample space for greeting guests and easy access to the rest of the home.

## Office

A functional and quiet workspace, ideal for remote work or study, offering natural light and a tidy atmosphere.

## WC

A conveniently located, well-maintained water closet with modern fittings.

## Kitchen/Breakfast Room

A spacious, bright kitchen and breakfast area perfect for family meals, featuring contemporary appliances and plenty of room for dining and cooking.

## Utility

A practical utility room with space for laundry appliances, providing additional storage and keeping the main living areas tidy.

## Lounge

A generous and comfortable lounge area with plenty of natural light, perfect for relaxation and entertainment.

## Dining Room

A charming dining room offering a great space for family dinners and hosting guests.

## Double Garage

A large double garage, ideal for parking vehicles or additional storage.

## Bedroom 1

A spacious master bedroom with plenty of room for furniture and storage, with built-in wardrobes, providing a relaxing retreat.

## En-suite Shower Room

A modern en-suite with a walk-in shower, stylish fittings, and clean lines.

## Bedroom 2

A large second bedroom, offering a comfortable space with room for a bed and additional furnishings.

## En-suite Shower Room Bedroom 2

A second en-suite shower room, equipped with contemporary fixtures and a clean, efficient layout.

## Bedroom 3

A well-sized third bedroom, ideal for a guest room, home office, or children's room.

## Bathroom

A family bathroom with a modern bathtub, sink, and toilet, offering a clean and practical space for all.

## Bedroom 4

A cozy fourth bedroom, perfect for a variety of uses such as a nursery, office, or additional guest room.

## Airing cupboard

A compact airing cupboard offering storage space for linen and towels, keeping the home organized.

## Landing

A spacious and bright landing area that connects the upper rooms, providing access to all areas upstairs.



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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

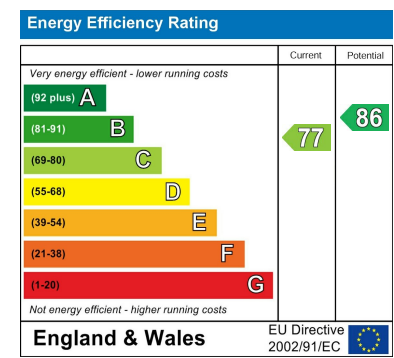
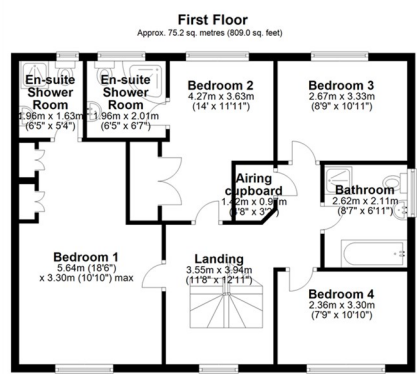
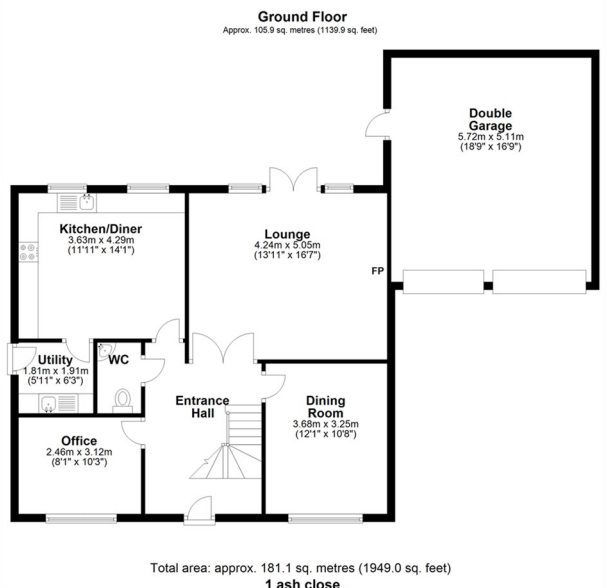
**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1894.46 sq ft

**Tenure** – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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