



ASH CLOSE, SPALDING, PE12 6FE

£389,000 FREEHOLD

An attractive and generous modern detached family home, well located for Spalding town centre. Beautifully maintained both inside and out set on a wonderful corner plot, versatile ground floor with three reception rooms and kitchen dining. Four bedrooms, two en suites and family bathroom.

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Across the double width driveway and along the garden path up to the attractive façade, under the canopy storm porch with part glazed composite entrance door opening through to:

ENTRANCE HALL

A bright and welcoming reception greets you with reverse stairs to the first-floor accommodation, radiator and power points.

CLOAKROOM

Comprising a two-piece suite, low level WC and wash hand basin 1/2 tiled walls, radiator, tiled flooring and extractor fan.

HOME OFFICE

10' x 7'10 a great space to work from home with UPVC window to the front aspect, radiator and power points.

DINING ROOM

10'8 x 12' another versatile reception room with UPVC window to the front aspect, radiator and power points.

SITTING ROOM

12'11 x 16'7 a bright reception room with UPVC French doors onto the south westerly facing rear gardens, dual radiators, power points, TV point, feature fireplace with gas fire inset.

KITCHEN DINING

13'10 x 11'8 another light room with dual UPVC windows to the rear aspect, comprising a range of base and eye level storage units, incorporating roll edge work surface with sink inset and mixer tap over, integrated double oven and four ring gas hob with extractor hood over, plumbing and space for dishwasher, fridge freezer space, finished with wood effect

flooring ample space for a breakfast table, radiator, power points and ceiling spotlights.

UTILITY ROOM

6'9 x 5' a handy space with part glazed door to the side aspect, base level storage units, roll edge work surface with stainless steel sink inset, plumbing and space for washing machine, space for tumble dryer, wall mounted boiler, radiator, power points and wood effect flooring.

LANDING

With UPVC window to the front aspect, recessed airing cupboard, radiator, power points and loft access.

PRINCIPAL BEDROOM

10'10 x 11'7 opening to 18' a light long bedroom with UPVC window to the front aspect opening to a dressing area with dual built in double wardrobes with hanging rails, radiator, power points and TV point.

EN SUITE

With frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin and corner shower cubicle extractor fan, ceiling spotlights, 1/2 tiled walls and tiled effect flooring.

BEDROOM

13'6 (max) x 8'5 (min) 11'11 (max) an attractive double bedroom with UPVC window to the rear aspect, recessed double wardrobe with hanging rails, radiator and power points.

EN SUITE

With frosted UPVC window to the rear aspect, comprising a three-piece suite, low level WC, wash hand basin and corner shower, radiator,

1/2 tiled walls and tiled effect flooring.

BEDROOM

10'10 x 7'9 (min) 8'5 (max) with UPVC window to the front aspect, radiator and power points.

BEDROOM

10'9 x 8'7 another good room with UPVC window to the rear aspect, radiator and power points.

BATHROOM

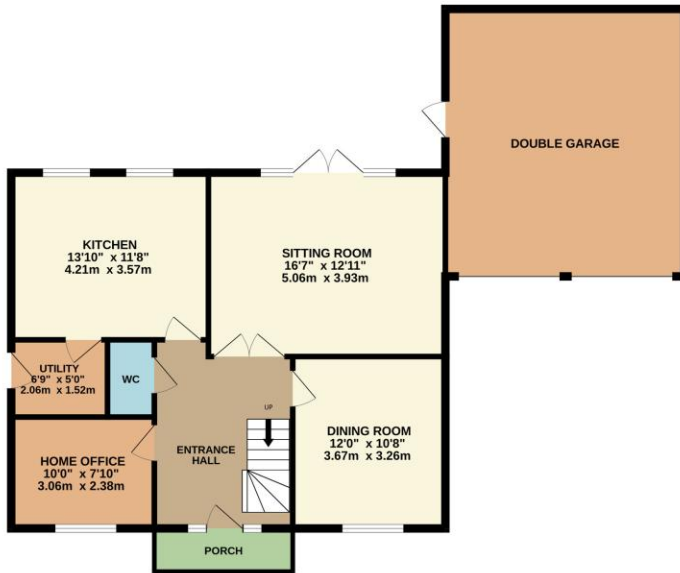
With frosted UPVC window to the side aspect, comprising a four-piece suite, low level WC, wash hand basin, panel bath and shower cubicle, fully tiled walls, tiled effect flooring, radiator, extractor fan and ceiling spotlights.

OUTSIDE

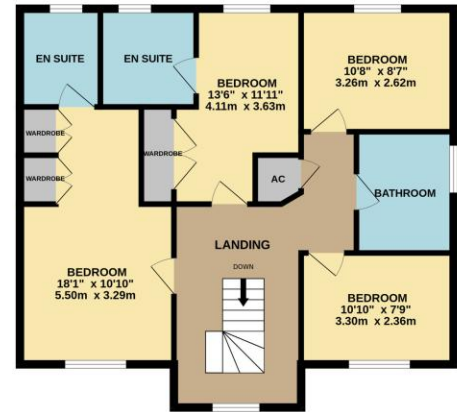
Set on a lovely corner plot just as you turn into Ash Close with neat lawns flanking the garden path, to the side is a double width driveway which leads to a DOUBLE GARAGE with dual up and over doors, power and light connected and pedestrian door to the side. Gated side access leads to the attractive rear gardens which enjoy a south westerly facing aspect, enclosed by brick wall and fencing, good size lawns and patio seating with well-tended mature floral and shrub borders.



GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



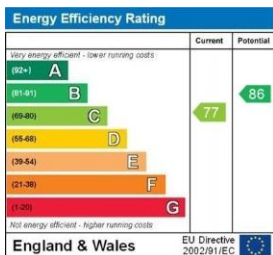
1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 1858 sq.ft. (172.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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