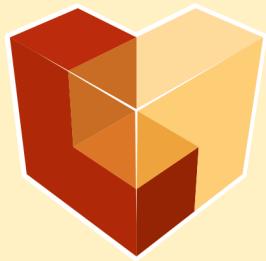


EST 1770



# Longstaff<sup>®</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## Plot 7 'The Aspen', Cherry Close PE12 0FX

**£495,000 Freehold**

- Village setting
- Extensive Fitted kitchen with integrated appliances
- Flooring package - carpets and Karndean
- Attached double garage

READY TO MOVE IN. Last New Home available on Phase 1. Make The 'Aspen' your new home for 2025

This is a large 5 bedroom detached new home, with Open plan kitchen diner and a separate Lounge both with bi-fold doors into rear garden. Integral double

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## GROUND FLOOR

### HALLWAY

Blue composite door with side panel. Power points. Recessed downlights. LVT Flooring. Oak Stairs off

### CLOAKROOM

32' 10" x 6' 7" (10.02m x 2.02m) Low level Wc and vanity unit with wash hand basin. Chrome Towel rail. Recessed ceiling downlights. Half tiled. LVT Flooring.

### LIVING AREA

19' 9" x 15' 7" (6.04m x 4.75m) Fully opening Bifold doors out to rear gardens, Pendant light fittings, power points, Media/TV point, Underfloor Heating Control. FTTP point. Carpeted.



#### STUDY

8' 0" x 10' 7" (2.45m x 3.25m) Pendant light fitting, power points, TV point, Underfloor Heating Control. Carpeted.



#### KITCHEN

19' 9" x 10' 4" (6.04m x 3.15m) Extensive Designed kitchen includes a range of Tall, base and wall cupboards, and an Island. Bosch integrated Appliances are included, comprising two Ovens, Fridge, Freezer, separate Fridge/Freezer, Dishwasher, large Electric induction Hob and Extractor over r, all with contrasting oak worktops over with upstand, and glass splashback to hob. Ceramic 1 1/2 Bowl Sink unit with contemporary Tap. There are ample Power points. Underfloor Heating Control, Recessed Ceiling Downlights. LVT Flooring. TV Point. Fully opening Bifold doors out to rear gardens.



#### DINING AREA

13' 1" x 12' 7" (4m x 3.85m)

#### UTILITY ROOM

8' 0" x 8' 2" (2.45m x 2.5m) Baseline units and ceramic sink with Contemporary Stainless Tap set in worktop with upstand, over spaces for Washing Machine and Tumble dryer. Power Points, Underfloor Heating Control, Recessed Ceiling downlights. LVT Flooring. Doors to garage and garden.



#### FIRST FLOOR



#### GALLERIED LANDING

Carpeted. Radiator. Loft hatch. Heating control

#### MAIN BEDROOM

17' 10" x 19' 6" (5.45m x 5.95m) Power points, Pendant light fittings, Telephone and TV point, Radiators. Carpeted.

#### DRESSING ROOM

8' 8" x 7' 0" (2.65m x 2.15m) Carpeted. Recessed downlights. Power point. Radiator

#### ENSUITE

8' 8" x 7' 8" (2.65m x 2.35m) Large Shower with soaker and separate shower heads, Low level wc, White Vanity unit with inset basin. Chrome Heated Towel rail, recessed ceiling downlights, Mirror with shaver point, Tiled floor, and Half tiled walls.

#### BEDROOM 2

11' 9" x 11' 7" (3.6m x 3.54m) Power points, TV point. Pendant light fitting, Carpeted. Radiator

#### ENSUITE

5' 11" x 7' 10" (1.82m x 2.4m) Large shower with soaker and separate shower heads, Low level wc, white Vanity unit with inset basin. Chrome Heated Towel rail, recessed ceiling downlights, Mirror with shaver point, Tiled floor, and Half tiled walls.

#### BEDROOM 3

12' 6" x 11' 7" (3.82m x 3.54m) Power points, TV point, Pendant Light fitting, Radiator. Carpeted.

#### BEDROOM 4

11' 5" x 7' 10" (3.5m x 2.4m) Power points, TV point, Pendant Light fitting, Radiator. Carpeted.



#### **BEDROOM 5**

11' 7" x 8' 0" (3.54m x 2.45m) Power points, TV point, Pendant Light fitting, Radiator. Carpeted.

#### **BATHROOM**

8' 10" x 7' 10" (2.7m x 2.4m) New white 4 piece suite with Bath, separate Shower cubicle with soaker and separate shower heads, Low level Wc. Royal Green Vanity Unit with inset basin. Chrome Heated Towel Rail, Shaver Point, Ceiling Downlights, Tiled Floor, and Half tiled walls.

#### **AIRING CUPBOARD**

Hot water cylinder. Main heating and hot water controls. Immersion.

#### **OUTSIDE**

Blocked paved driveway with turfed front and rear gardens. Slabbed footpaths and patio with timber fencing to all boundaries. Air source heat pump. Outside Tap. Contemporary black exterior lights to front and rear doors.

#### **INTEGRAL DOUBLE GARAGE**

18' 0" x 19' 3" (5.5m x 5.87m) Garage area accessible from the Utility with Fluorescent Light and power points. 2 Black Electric Roller shutter doors. Consumer Unit

#### **TENURE**

Freehold. Management Company and Charge: Approx £381.70 per year (subject to change)









**TENURE** Freehold

**SERVICES** Mains Electricity, water and drainage. Heating and Hot water via Air source Heat pump, with underfloor heating to ground floor and radiators to first floor. The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

**COUNCIL TAX BAND E**

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

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**Ref: 16838**

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**ADDRESS**

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