



**Snowdrop Place, Spalding PE11 3FW**

**welcome to**

**Snowdrop Place, Spalding**

Five double bedroom executive detached home, SPACIOUS ACCOMMODATION THROUGHOUT & AVAILABLE WITH NO CHAIN. Three reception rooms, kitchen & utility. Family bathroom, TWO EN-SUITES & downstairs WC. Off road parking for two cars, INTEGRAL DOUBLE GARAGE & fully enclosed rear garden. VIEWING ADVISED!!



### **Entrance Hall**

Having stairs with cupboard beneath

### **Wc**

6' 9" x 3' 3" ( 2.06m x 0.99m )

Comprising two piece suite of WC and sink. Tiled floor

### **Lounge**

21' 2" x 11' 10" ( 6.45m x 3.61m )

Having fireplace with inset electric fire and sliding uPVC door to garden

### **Dining Room**

12' 7" x 10' 8" ( 3.84m x 3.25m )

### **Study**

9' x 11' 1" ( 2.74m x 3.38m )

### **Kitchen**

16' 1" x 17' 2" ( 4.90m x 5.23m )

Having a range of wall and base units, work surfaces and a one and a half bowl stainless steel sink. Integrated electric oven, grill, four ring induction hob, extractor, fridge and dishwasher. Door to:

### **Utility**

9' x 7' 4" ( 2.74m x 2.24m )

Having fitted wall and base units, work surface and single bowl stainless steel sink. Space for washing machine and freezer, tiled floor, built-in storage cupboard, side door to garden and door to integral double garage

### **Landing**

With loft access and built-in airing cupboard with hot water tank

### **Bedroom 1**

16' 8" x 13' 3" ( 5.08m x 4.04m )

### **Wardrobe Area**

9' 9" x 6' 2" excl. wardrobes ( 2.97m x 1.88m excl. wardrobes )

Having two built-in double wardrobes

### **En-Suite**

9' 5" x 4' 10" ( 2.87m x 1.47m )

Comprising three piece suite of WC, pedestal sink and shower cubicle with thermostatic shower. Extractor and shaving point

### **Bedroom 2**

12' 11" x 15' 8" ( 3.94m x 4.78m )

### **En-Suite**

6' 4" x 6' 2" ( 1.93m x 1.88m )

Comprising three piece suite of WC, pedestal sink and shower cubicle with thermostatic shower. Extractor and shaving point

### **Bedroom 3**

9' 7" x 13' 2" ( 2.92m x 4.01m )

### **Bedroom 4**

8' 2" x 11' 11" ( 2.49m x 3.63m )

### **Bedroom 5**

9' 7" x 8' 6" ( 2.92m x 2.59m )

### **Bathroom**

6' 2" x 9' 5" max ( 1.88m x 2.87m max )

Comprising three piece suite of WC, pedestal sink and bath with shower over. Extractor and shaving point

### **Outside**

To the front of the property there is a driveway providing off road parking for at least two cars and giving access to an integral double garage. A side gate leads to the rear garden that is fully enclosed by timber fencing and features a central lawn with borders to the sides and rear. Within the garden there is a large patio seating area and a further paved area to the side

### **Integral Double Garage**

18' 11" x 16' 10" ( 5.77m x 5.13m )

With two up and over doors, power and lighting. Wall mounted gas boiler



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welcome to

## Snowdrop Place, Spalding

- FIVE DOUBLE BEDROOM DETACHED FAMILY HOME AVAILABLE WITH NO CHAIN
- THREE RECEPTION ROOMS, KITCHEN & UTILITY
- FAMILY BATHROOM, TWO EN-SUITES & DOWNSTAIRS WC
- OFF ROAD PARKING & INTEGRAL DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: F

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113117 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01775 711711**



[Spalding@williamhbrown.co.uk](mailto:Spalding@williamhbrown.co.uk)



18-19 Sheep Market, SPALDING, Lincolnshire,  
PE11 1BG



[williamhbrown.co.uk](http://williamhbrown.co.uk)