BRADLEY JAMES

ESTATE AGENTS

Autumn Lodge Horseshoe Road, Spalding, Lincolnshire, PE11 3JA

Asking price £770,000

- STUNNING INDIVIDUAL NEW BUILD FAMILY HOME
- CAT 6 NETWORK
- JACK AND JILL EN-SUITE TO BEDROOM FOUR AND FIVE
- OPEN PLAN LOUNGE, GARDEN ROOM AND TV ROOM (CAN BE SEPARATED)
- HYBIRD GAS CENTRAL HEATING SYSTEM WITH AIR SOURCE HEATING
- ANNEX
- BALCONY, DRESSING ROOM AND FIVE PIECE EN-SUITE TO BEDROOM ONE
- HI SPEC KITCHEN DINER WITH CENTRAL ISLAND
- UNDERFLOOR HEATING THROUGHOUT
- SHORT DRIVE TO SPALDING TRAIN STATION

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Autumn Lodge Horseshoe Road, Spalding PE11 3JA

Grand in design, graceful in detail and gracious in scope.

Located on Horseshoe Road in Spalding, this stunning 4413.00 sq ft new build residence, is a remarkable example of modern living. Completed in 2026 by the esteemed Enchantment Homes, this detached house is designed with both grandeur and elegance in mind.

Some CGI's have been used to stage the property

As you step through the front door, you are greeted by a bright and inviting entrance hall, featuring striking floor-to-ceiling windows that flood the space with natural light. The open-plan layout seamlessly connects the lounge, garden room, and TV room, creating an ideal environment for family gatherings and entertaining guests. The kitchen is a perfect blend of modern functionality and family-friendly ease, complete with bi-folding doors that beautifully merge indoor and outdoor spaces. Adjacent to the kitchen, a utility room adds convenience to daily life.

The property boasts five generously sized double bedrooms, including a master suite with a luxurious en-suite bathroom, dressing room and a private balcony, perfect for enjoying morning coffee or evening sunsets. A well-appointed Jack and Jill en-suite serves two of the bedrooms, while the top floor features a shared shower room for added convenience. The adaptable annex offers the potential for a two-family home, making it a versatile choice for various living arrangements.

Outside, the property provides ample parking for up to six vehicles, leading to a double garage equipped with underfloor heating. The beautifully landscaped front garden complements the home's striking architecture, while the rear garden features an upgraded patio, outdoor power points, and planning permission for a garden room, making it an ideal space for relaxation and entertainment.

A harmonious blend of luxury, comfort, and practicality, making it a perfect choice for discerning buyers seeking a modern lifestyle in a tranquil setting.

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Council Tax Band: New Build

Entrance
Go through the front door into the entrance hall which showcases the stunning floor to ceiling glass windows, power points, underfloor heating, stairs leading off to the first floor accommodation, skimmed ceiling with inset spotlights, storage cupboard with the underfloor heating controls and another storage cupboard.

Lounge/TV Room/Garden Room
41'0 x 23'8 x 16'0
Open plan, UPVC double glazed window to the front enjoying open field views, sliding doors to the rear, bifold doors to the side, underfloor heating, power points, three TV points and skimmed ceiling.

Kitchen Diner
26'5 x 14' max
Bi-fold doors to the rear, two three-quarter length UPVC double glazed windows to the side, UPVC double glazed window to the front enjoying open field views, range of base and eye level units with quartz worksurface over, integrated appliances, centre Island with breakfast bar, window seat, skimmed ceiling with inset spotlights, modern LED strip light above the centre Island, underfloor heating and power points.

Side Entrance
12'7 x 9'8
UPVC double glazed door, underfloor heating, power points and skimmed ceiling with inset spotlights.

Utility Boot Room
12'2 x 9'5
UPVC double glazed window to the rear, UPVC double glazed door to the rear, underfloor heating, power points, sink and drainer with mixer taps, integrated washing machine and base and eye level units.

Downstairs Shower Room
UPVC obscured double glazed window to the side, double shower cubicle with a Mira built-in mixer shower over with a fixed showerhead, WC, pedestal wash hand basin with mixer taps over, extractor fan and underfloor heating.

Hallway
Leads to the annex bedroom or games room, boiler room and a door leading through to the double garage.

Landing
Above the garage has another storage cupboard which stores the underfloor heating controls.

Annex Bedroom or Office
18'0 x 17'3
Floor to ceiling UPVC double glazed windows to the front enjoying field views, double glazed skylight window to the side, underfloor heating, power points, TV point, telephone point with CAT 6 and skimmed ceiling with modern LED strip lighting.

First Floor Landing
Stairs leading up to the top floor, underfloor heating, glass balustrade to the front, floor to ceiling glass atrium entrance allowing you to enjoy the field views to the front, power points and another storage cupboard with the underfloor heating controls.

Bedroom 1
25'8 x 16'0
Three-quarter length UPVC double glazed windows to the rear, three-quarter length bi-fold doors to the side leading onto the balcony, underfloor heating, power points, three built-in wardrobes and doors to the en-suite and dressing room.

Bedroom 1 Dressing Room
7'8 x 6'4
Double glazed window to the rear overlooking the balcony, underfloor heating and power points.

Bedroom 1 En-suite
UPVC double glazed window to the front, double shower cubicle with a Mira built in mixer shower with fixed rain style showerhead, freestanding roll top bath angled so you can see out the window whilst in the bath, his and hers sinks with mixer taps over and WC.

Bedroom 2
14'2 x 11'5
UPVC double glazed window to the front enjoying field views, underfloor heating, power points, TV point, a built-in wardrobe and a door to the Jack and Jill ensuite.

Bedroom 2 En-suite
UPVC obscured double glazed window to the side, double shower cubicle with a rain style showerhead, WC and pedestal wash hand basin.

Bedroom 3
14'2 x 10'3
UPVC double glazed window to the rear, underfloor heating, power points, TV point, built-in wardrobe and door to the Jack and Jill ensuite.

Top Floor Landing
There is a cosy seating area to the front with a feature UPVC double glazed window to the front allowing you to enjoy the field views, underfloor heating, power points and loft hatch.

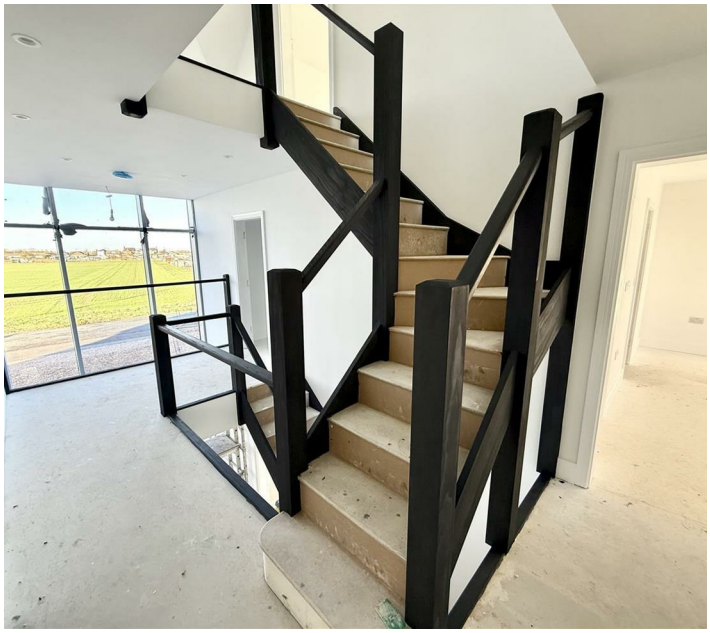
Bedroom 4
19'6 x 14'2
Double aspect with a double glazed skylight to the front and rear, underfloor heating, power points and TV point.

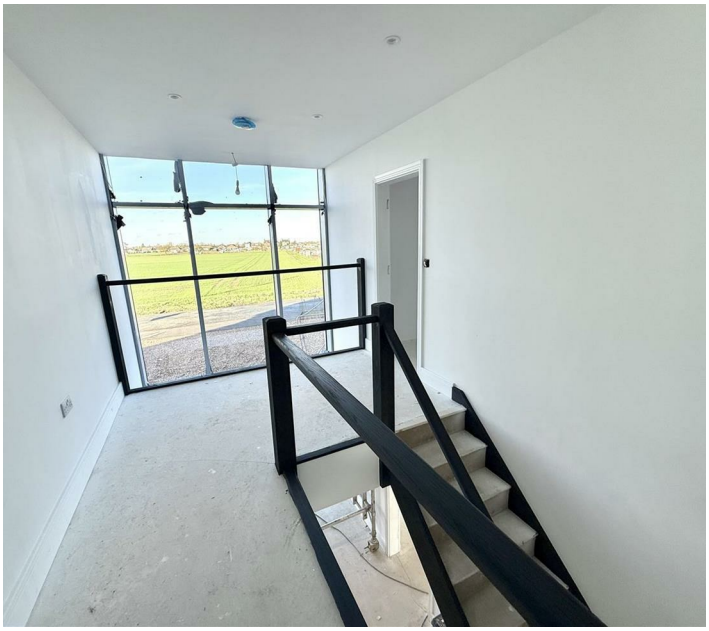
Bedroom 5
19'6 x 14'1
Double glazed skylight to the front, double glazed skylight to the rear, underfloor heating, power points and TV points.

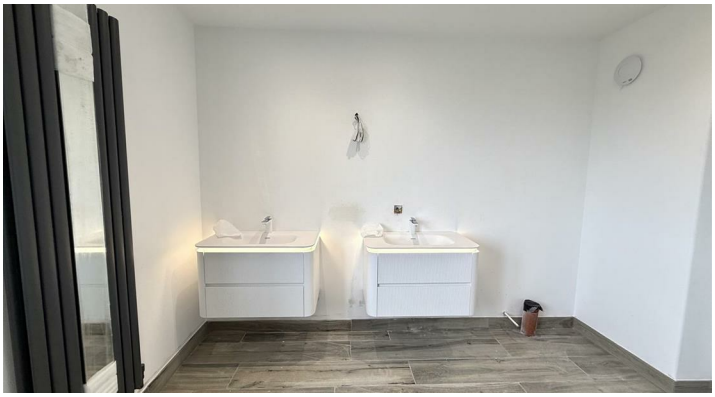
Top Floor Shower Room
Double glazed skylight to the rear, separate shower cubicle with a fixed shower head, WC and pedestal wash hand basin.

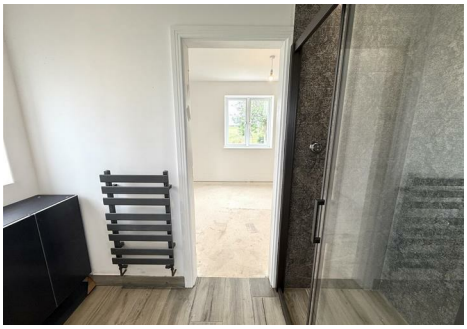
Outside
There is a generous gravel driveway which has an upgraded Porcelain patio which is in style of a ramp so wheelchair access can be made via the side door. There are planted soil boarders that lead to the double garage. There is side gated access leading to the rear garden which will be enclosed by a panel fencing, upgraded Porcelain patio seating area, outside power for hot tub, the rest will be laid to lawn, wiring for CCTV and there's power and wiring for an outdoor games room to the rear.

Double Garage
18'2 x 17'4
Underfloor heating, fully plastered internal walls and ceiling, power points and a internal door leading through to the inner hallway.

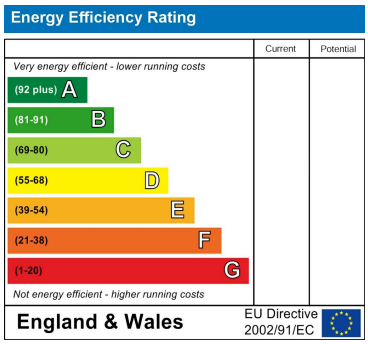
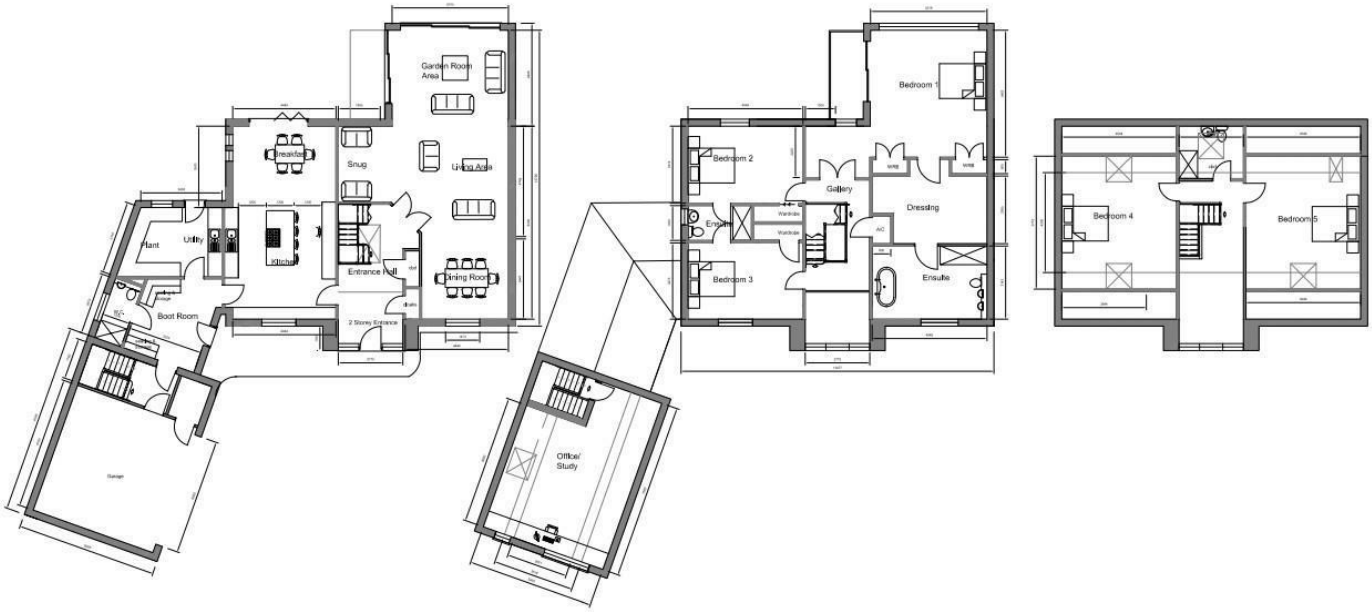








Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating: