



Woodfield Close, Spalding PE11 2PU

welcome to

Woodfield Close, Spalding

Five/six bedroom detached house, SELF CONTAINED ONE BEDROOM ANNEXE WITH ITS OWN EXTERNAL ACCESS. Three receptions rooms, conservatory & KITCHEN BREAKFAST ROOM. Family bathroom, EN-SUITE TO MASTER, EN-SUITE TO ANNEXE & downstairs WC. Ample off road parking & fully enclosed garden. VIEWING ADVISED!!



Entrance Hall

Having tiled flooring. Under floor heating.

W/C

5' 2" x 2' 7" (1.57m x 0.79m)

Comprising of a W/C. Sink. Tiled flooring.

Snug

7' 7" x 9' 9" (2.31m x 2.97m)

Having tiled flooring. Under floor heating.

Lounge

11' x 17' 9" (3.35m x 5.41m)

Having tiled flooring. Under floor heating. Fireplace with electric fire.

Dining Room

11' x 9' 9" (3.35m x 2.97m)

Comprising of tiled floor. Under floor heating.

Kitchen

21' 7" x 11' (6.58m x 3.35m)

Having wall and base units. One and a half bowl ceramic sink. Two seater breakfast bar. Tiled flooring. Under floor heating. Integrated double range with induction hob, stainless steel extractor, dishwasher. Space for a fridge freezer.

Utility Room

7' 7" x 4' 6" (2.31m x 1.37m)

Having wall and base units. Space for a washing machine. One and a half bowl sink. Tiled flooring. Underfloor heating.

Conservatory

11' x 11' 11" (3.35m x 3.63m)

Comprising of tiled flooring. French doors to the garden.

Landing

Having loft access. Built-in airing cupboard. Laminate flooring.

Bedroom One

15' 1" x 15' 4" (4.60m x 4.67m)

Having laminate flooring. Built-in wardrobes.

Walk-In Wardrobes

8' 3" narrowing to x 4' 8" (2.51m narrowing to x 1.42m)

Comprising of laminate flooring. Loft access.

En-Suite

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

Having a W/C. Inset sink. Bath with thermostatic shower. Extractor, Heated towel rail, Fully tiled walls and floors. Built-in cupboards.

Bedroom Two

12' 5" x 13' 3" (3.78m x 4.04m)

Comprising of a built-in wardrobes. Laminate flooring.

Bedroom Three

11' 1" x 9' 10" (3.38m x 3.00m)

Having laminate flooring.

Bedroom Four

10' 1" x 9' 8" (3.07m x 2.95m)

Having laminate flooring. Built-in wardrobes.

Bedroom Five

8' x 7' 3" (2.44m x 2.21m)

Comprising of laminate flooring. Built-in wardrobes.

Bathroom

7' 11" x 6' 9" (2.41m x 2.06m)

Having a W/C. Inset sink. Bath with thermostatic shower. Extractor, Heated towel rail, Fully tiled walls and floors.

Annexe

Lounge

9' 10" x 15' 5" (3.00m x 4.70m)

Comprising of laminate flooring. French doors to the garden.

Kitchen

12' 9" x 7' 11" (3.89m x 2.41m)

Having wall and base units. Stainless steel sink. Integrated electric oven, four ring hob, extractor.

Tiled flooring.

Bedroom

8' 11" x 5' 5" (2.72m x 1.65m)

Comprising of laminate flooring.

En-Suite

6' 6" x 7' (1.98m x 2.13m)

Having a W/C. Pedestal sink. Bath with an electric shower. Extractor. Tiled walls.

Outside

To the front of the property there is a gravel driveway providing ample off road parking for several vehicles, an EV charging point and a side gate leading to the rear. The rear garden is fully enclosed by fencing and features a good sized lawn. There are two patio seating areas, a timber shed, outside power points and a range of mature shrub borders



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welcome to

Woodfield Close, Spalding

- FIVE/SIX BEDROOM DETACHED HOUSE WITH SELF CONTAINED ANNEXE & UNDERFLOOR HEATING TO GROUND FLOOR
- THREE RECEPTION ROOMS TO MAIN HOUSE & ONE IN ANNEXE
- FAMILY BATHROOM, EN-SUITE TO MASTER, EN-SUITE IN ANNEXE & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING FOR SEVERAL VEHICLES
- GOOD SIZED & FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£474,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113300 - 0003

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