

115 CLOUGH ROAD



SPALDING, PE11 4QD

£350,000
FREEHOLD

A spacious and well-presented four-bedroom detached family home offering generous accommodation throughout. The property features a large lounge with conservatory, separate dining room, fitted kitchen and utility room, ground floor cloakroom and a double garage with internal access. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, plus a family bathroom. Externally, the home benefits from a south-facing enclosed rear garden with patio and open field views, along with a landscaped front garden and driveway providing off-road parking for several vehicles.

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• Four-bedroom detached family home • Spacious lounge with feature fireplace • Conservatory overlooking the rear garden • Separate dining room with garden access • Fitted kitchen with integrated appliances • Utility room and ground floor cloakroom • Principal bedroom with en-suite shower room • Double garage with internal access • South-facing enclosed rear garden with field views • Driveway parking for multiple vehicles



Rooms	
Accommodation	
Entrance Hall	
1.60m (5'3") x 1.63m (5'4")	
Accessed via the main front door, the entrance hall features wooden-style laminate flooring and coving to a smooth plastered ceiling. A personnel door provides internal access to the double garage.	
Cloakroom	
1.80m (5'11") x 1.68m (5'6")	
Located off the entrance hall, the cloakroom is fitted with a low-level WC and wash hand basin. A frosted UPVC window to the front elevation provides natural light.	
Reception Hall	
4.19m (13'9") x 1.85m (6'1")	
A spacious inner hallway with laminate flooring, radiator and smoke alarm. Stairs rise to the first floor, creating a welcoming central hub to the ground floor accommodation.	
Lounge	
5.51m (18'1") x 4.04m (13'3")	
A generously proportioned lounge with UPVC window to the front elevation. Features include a built-in electric fireplace, wall lighting, coving to a smooth plastered ceiling and wooden-style laminate flooring. UPVC French doors open into the conservatory, allowing excellent natural light.	
Conservatory	
3.51m (11'6") x 3.99m (13'1")	
Half-brick constructed with UPVC double-glazed windows and a pitched roof. The room benefits from laminate flooring, a double radiator, ceiling-mounted fan with light, television and telephone points. French doors open onto the rear patio area.	
Dining Room	
3.05m (10'0") x 3.58m (11'9")	
A well-proportioned dining room with UPVC double-glazed French doors leading directly into the rear garden. Finished with laminate flooring, coving to the ceiling and inset spotlights, ideal for family dining or entertaining.	
Kitchen	
3.45m (11'4") x 3.02m (9'11")	
Overlooking the rear garden via a UPVC window, the kitchen is fitted with a range of base and eye-level units. Integrated appliances include a dishwasher, fridge and freezer, along with a fitted double oven and four-ring ceramic hob. Additional features include a sink with mixer tap, radiator and multiple power points.	
Utility Room	
2.62m (8'7") x 2.36m (7'9")	
Fitted with matching base and eye-level cupboards, a sink with mixer tap and plumbing for a washing machine and tumble dryer. Houses the oil-fired central heating boiler and benefits from a half-glazed UPVC external door, radiator and power points.	
First Floor	
Landing	
4.19m (13'9") x 1.85m (6'1")	
A spacious landing with UPVC window to the front elevation. Features include a built-in airing cupboard with insulated hot water cylinder, additional storage, loft access, telephone point, spotlights and coving to the ceiling.	
Bedroom 1	
5.51m (18'1") x 5.03m (16'6")	
A large principal bedroom with UPVC window to the front elevation. Fitted with a triple wardrobe with full-length mirrored doors. Finished with carpeted flooring, coving and inset spotlights, along with a double radiator, television and telephone points.	
En-Suite	
2.79m (9'2") x 1.57m (5'2")	
Fitted with a double shower enclosure, low-level WC and vanity wash hand basin with storage below. Fully tiled walls, frosted UPVC window to the side elevation, lino flooring, radiator and ceiling coving.	
Bathroom	
3.51m (11'6") x 1.93m (6'4")	
A fully tiled family bathroom comprising a corner bath, separate shower, low-level WC and wash hand basin. Features include frosted UPVC windows, lino flooring, coving to the ceiling and inset spotlights.	
Bedroom 2	
4.52m (14'10") x 3.51m (11'6")	
A generous double bedroom with UPVC window to the rear elevation. Benefits from built-in wardrobes, carpeted flooring, coving, double radiator and television and telephone points.	
Bedroom 3	
4.04m (13'3") x 3.02m (9'11")	
Another well-proportioned bedroom with UPVC window to the rear. Finished with laminate flooring, coving and inset spotlights, along with a double radiator, television and telephone points.	
Bedroom 4	
3.02m (9'11") x 2.34m (7'8")	
A versatile room with UPVC window to the front	

elevation, carpeted flooring and coving with spotlights. Currently used as a home office and benefits from excellent broadband connectivity, as well as television and telephone points.

Outside
Rear Garden

Accessed via double doors from both the conservatory and dining room, the rear garden features a large patio area ideal for outdoor dining. The garden is fully enclosed with fencing to both sides and a mature hedge to the rear, enjoying a south-facing aspect and open views across surrounding fields. Space is available to the side of the property for a shed if required.

Front Garden

Laid mainly to lawn with mature shrubs and flower beds. A gravel driveway provides off-road parking for several vehicles.

Double Garage

5.36m (17'7") x 5.05m (16'7")

Fitted with an electric double garage door, shelving to all sides and an internal door providing direct access into the entrance hall.

Summary

This spacious and well-presented four-bedroom detached family home offers generous accommodation arranged over two floors, with all rooms thoughtfully proportioned for comfortable modern living. The property opens into an entrance hall with a ground floor cloakroom and internal access to the double garage, leading through to a large reception hall with stairs to the first floor. The lounge is a bright and welcoming space with a feature electric fireplace and French doors opening into the conservatory, which enjoys garden views and direct access to the patio. A separate dining room also features French doors to the rear garden, while the well-equipped kitchen overlooks the garden and is fitted with a range of integrated appliances, leading to a useful utility room with external access. To the first floor, a spacious landing provides access to four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and en-suite shower room. Three further bedrooms offer flexible family or home-office space, all served by a fully tiled family bathroom with bath and separate shower. Externally, the property benefits from a large south-facing rear garden with patio area, enclosed boundaries and open views across surrounding fields, while the front offers a landscaped garden and a gravel driveway providing parking for several vehicles, along with a double garage featuring an electric door and internal access to the house.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do

not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure.

Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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ADDITIONAL INFORMATION

Local Authority – South Holland

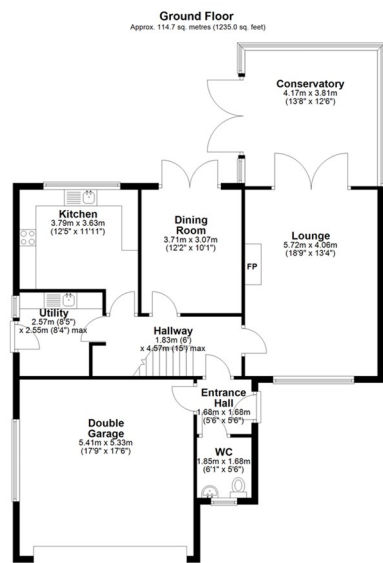
Council Tax – Band D

Viewings – By Appointment Only

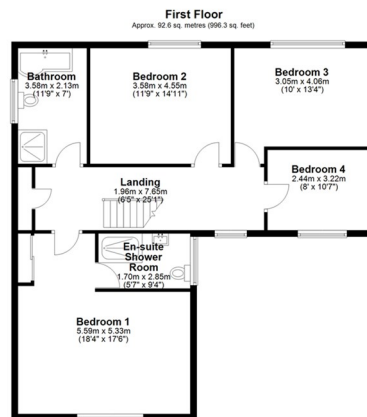
Floor Area – sq ft

Tenure – Freehold





Total area: approx. 207.3 sq. metres (2231.3 sq. feet)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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