



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

Agent Note

"Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the

property purchase does not go ahead."



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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 - 0004

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