



Horseshoe Road, Spalding PE11 3FD

welcome to

Horseshoe Road, Spalding

Three bedroom executive style detached bungalow, POPULAR RESIDENTIAL LOCATION ON THE OUTSKIRTS OF TOWN. Entrance porch, lounge, KITCHEN DINER & conservatory extension. Family bathroom & EN-SUITE SHOWER ROOM TO MASTER. Off road parking, DOUBLE GARAGE & fully enclosed garden



Entrance Porch

3' 11" x 7' 11" (1.19m x 2.41m)

Comprising of tiled flooring. Door to the hall.

Entrance Hall

Having a built-in cupboard with a wall mounted gas boiler. Loft access. Built-in storage cupboard.

Lounge

13' 2" x 19' (4.01m x 5.79m)

Having a fireplace with a electric fire. French doors leading to the conservatory.

Kitchen

10' 9" x 11' 10" (3.28m x 3.61m)

Having wall and base oak units. Single bowl stainless steel sink. Solid surfaces. Integrated electric oven, Four ring gas hob, extractor, dishwasher and fridge freezer and bosch washing machine.

Conservatory

10' 10" x 9' 5" (3.30m x 2.87m)

Comprising of a wall mounted electric panel heater. Tiled flooring with under floor heating. French doors leading to the garden.

Bedroom One

13' 8" x 11' 3" (4.17m x 3.43m)

Having a range of fitted wardrobes, cupboards and draws. Built-in wardrobes.

En Suite

5' 8" x 8' 11" (1.73m x 2.72m)

Comprising of a W/C. Inset sink. Double shower cubicle with thermostatic shower. Extractor. Fully tiled walls and flooring.

Bedroom Two

10' 6" x 4' 4" (3.20m x 1.32m)

Bedroom Three

8' 1" x 9' 1" (2.46m x 2.77m)

Being used as dining room.

Bathroom

7' 2" x 6' 3" (2.18m x 1.91m)

Bathroom

7' 2" x 6' 3" (2.18m x 1.91m)

Having a W/C. Inset sink. Bath. Extractor. Fully tiled floors and walls.

Exterior

Front: Having off road parking for four cars. Side gate access. Mains powered security lighting.

Rear: Enclosed by fencing. Central lawn with flower and shrub borders to the rear. Timber summer house. Mains powered security lighting. Timber garden shed. Outside tap. Patio area with sun canopy.

Double Garage

17' 2" x 9' (5.23m x 2.74m)

Comprising of two up and over doors. Power and lighting.

Agents 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

Horseshoe Road, Spalding

- MODERN THREE BEDROOM DETACHED BUNGALOW CLOSE TO TOWN
- LOUNGE, KITCHEN DINER & CONSERVATORY
- FAMILY BATHROOM & EN-SUITE TO MASTER
- OFF ROAD PARKING & DOUBLE GARAGE
- FULLY ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113525 - 0003

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