



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

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

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

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113300 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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