



**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

# £475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113300 - 0004

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