

Substantial Four Bedroomed Detached House with Over 3,500sqft, 240sqm of Workshops Located on a Mature Plot of ¼ Acre

Four Ashes | Clay Lake | Spalding | Lincolnshire | PE12 6BL



Modernised Four Bedroomed House with Double Glazing, Gas Fired Central Heating, 2 Reception Rooms, Large Country Style Kitchen and a Separate Pantry
Substantial Workshops to the Rear with Garaging
Attractive Mature Gardens Located Within an Area of Mixed Use

For Sale Freehold with Vacant Possession, No Onward Chain
£475,000 Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The sought-after popular market town of Spalding is located on the South Lincolnshire Fens approximately 110 miles to the north of London and 45 miles to the south of Lincoln.

The A1 trunk road is located approximately 15 miles to the south-east of Peterborough, King's Lynn is approximately 40 miles to the west.

The town is known for the annual Spalding Flower Parade and is located in a rich fertile area of agricultural and flower production.

Clay Lake is a mixed-use area located approximately 1 mile to the south-east of the town centre and close to the A16 trunk road.

Accommodation...

Entrance Hall

With central heating radiator.

Main Hallway

Having open return staircase.

WC

Low level WC and pedestal hand basin.

Living Room.....7m x 3.6m, 25.2sqm

Having patio doors to the rear.

Sunroom.....3.4m x 2.7m, 9.2sqm

Feature fireplace.

Main Dining Room Front.....4m x 4m, 16.8sqm

Kitchen.....4.7m x 3.2m, 13.7sqm

Having a substantial oak fronted country style range of kitchen units comprising high level cupboards with 2 glass fronted cupboards, complementing tiled splashbacks, marble worktops with timber square edged worksurfaces over 4 drawers, 5 doors, double stainless-steel sink with drainer, space for cooker, space for fridge, built in extraction and tiled floor.

Separate Larder

Having shelving.

Rear Hallway to Rear Garden Area

WC

Stairway leads to the first floor.

Master Bedroom.....4.2m x 3.7m, 15.7sqm

Bedroom No. 2.....4m x 3.7m, 14.8sqm

Bedroom No. 3.....3.6m x 3.1m, 11.4sqm

Bedroom No. 4.....2.4m x 2.3m, 5.3sqm

Airing Cupboard

Lat shelves, copper water cylinder

Family Bathroom

Having a modern white bathroom comprising air jet bath, WC, bidet, walk in shower cubicle and pedestal hand basin.

Loft Access

New ladder, fully boarded.

Outside...

A long driveway leads to the house alongside which are extensive lawned areas leading to the rear

Main Workshop.....9m x 8m, 72sqm
Having sliding doors, internal eaves height of 4m.

Rear Garage.....4m x 5m, 20sqm
Partitioned to form a variety of different areas.

Glasshouse



Tenure...

The property is available freehold with vacant possession with no onward chain.

Outgoings...

The property is rated at Council Tax Band D.

EPC...

The property has an EPC Rating D61. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent.

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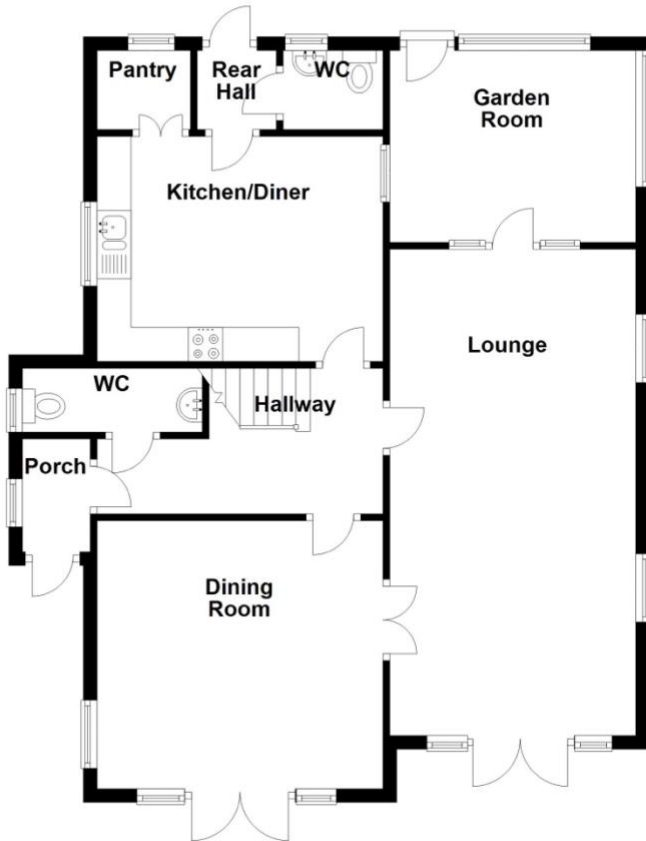
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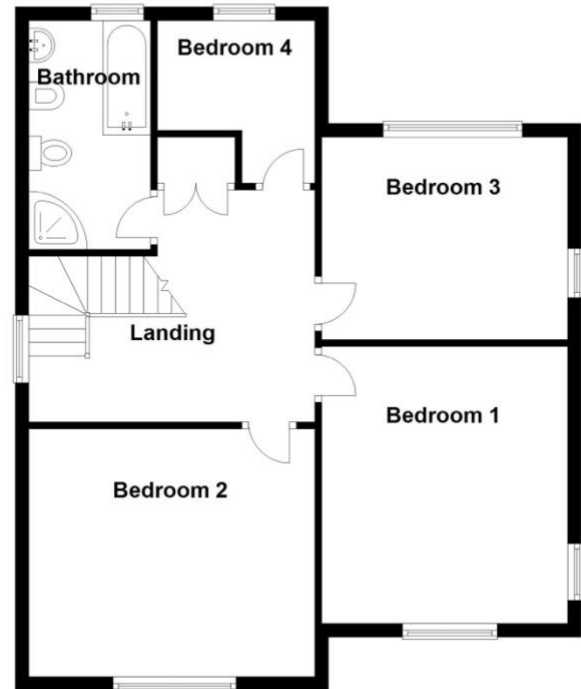
Ground Floor

Approx. 85.6 sq. metres (921.0 sq. feet)



First Floor

Approx. 66.7 sq. metres (718.3 sq. feet)



Total area: approx. 152.3 sq. metres (1639.4 sq. feet)



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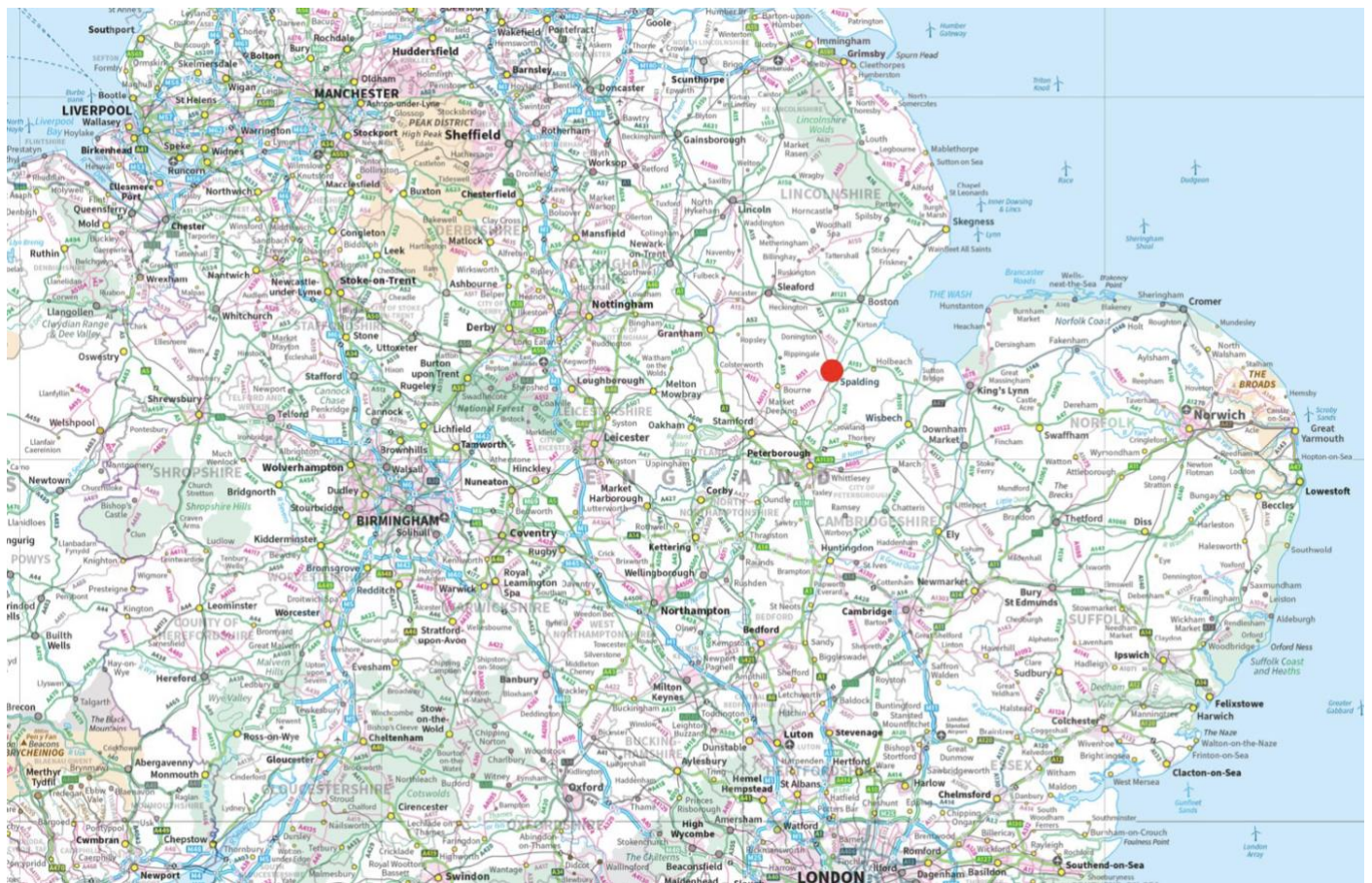
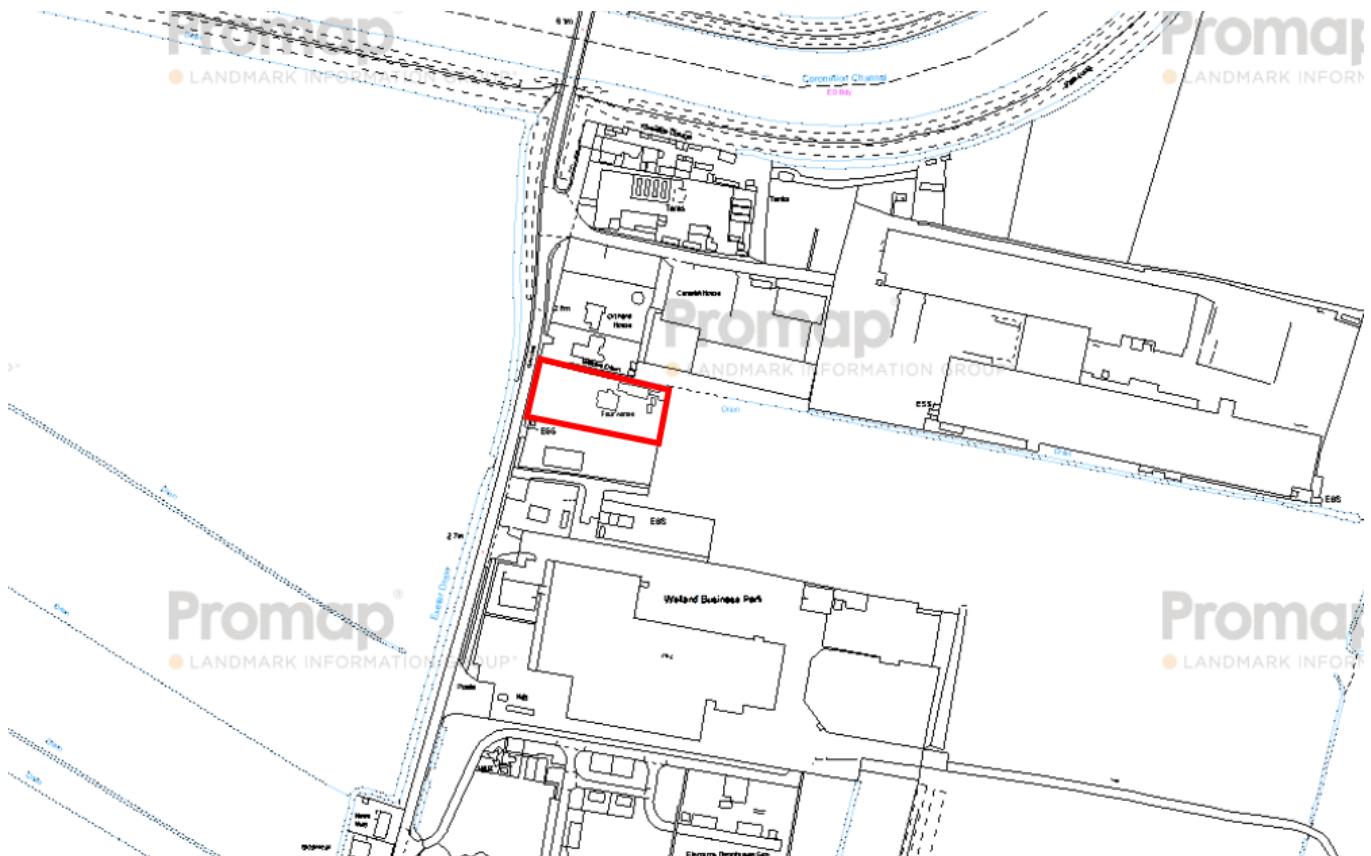
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