



**Windsor Drive, Spalding PE11 2RP**

**welcome to**

**Windsor Drive, Spalding**

Four bedroom detached family home, SOUGHT AFTER AREA & EXTENDED TO THE REAR. Formal lounge, OPEN PLAN SWISS-STYLE LIVING DINING AREA, kitchen & utility. Family bathroom, EN-SUITE TO MASTER & downstairs WC. 'In & out' driveway, INTEGRAL SINGLE GARAGE & fully enclosed garden offering privacy



### **Entrance Hall**

Having stairs to the first floor. Parquet flooring.

### **W/C**

4' 5" x 2' 8" ( 1.35m x 0.81m )  
Comprising of a W/C. Sink.

### **Lounge**

15' 2" x 12' 11" ( 4.62m x 3.94m )  
Having a fireplace with gas fire. Bay window to the front of the property. Solid wood flooring.

### **Kitchen**

7' 8" x 10' 11" ( 2.34m x 3.33m )  
Comprising of wall and base units. One and a half bowl sink. Heated towel rail. Tiled flooring. Integrated electric oven, four ring gas hob, extractor, space and plumbing for a dishwasher. Microwave combi oven.

### **Utility Room**

4' 3" x 10' 2" ( 1.30m x 3.10m )  
Having a fitted single bowl Belfast sink. Space for a washing machine and tumble dryer. Tiled flooring. Door to the garden.

### **Garden Room**

28' 7" x 19' 3" ( 8.71m x 5.87m )  
Comprising of French doors to the garden. Solid wood flooring. Swiss vaulted ceiling with pine beams. There are three ceiling lights, two with fans plus several wall lights. Space for a dining area.

### **Landing**

Having loft access.

### **Bedroom One**

11' 11" x 10' 11" ( 3.63m x 3.33m )  
Having a range of built-in wardrobes.

### **En Suite**

8' 11" x 7' 11" ( 2.72m x 2.41m )  
Comprising of a W/C. Inset sink. Walk-in double shower cubicle with dual head thermostatic shower. Extractor. Two heated towel rail. Fully tiled walls. Hair

dryer.

### **Bedroom Two**

10' 2" x 10' 2" ( 3.10m x 3.10m )  
Comprising of a fitted pedestal sink.

### **Bedroom Three**

11' x 10' 2" ( 3.35m x 3.10m )  
Having a built-in double wardrobe. Vanity unit with inset sink with cupboard beneath.

### **Bedroom Four**

10' 10" x 9' 10" ( 3.30m x 3.00m )

### **Bathroom**

5' 7" x 10' 11" ( 1.70m x 3.33m )  
Comprising of a W/C. Pedestal sink. Bath with thermostatic shower over. Two heated towel rails. Fully tiled walls and floors. Built-in airing cupboard with a wall mounted gas boiler and hot water tank. Hair dryer.

### **Integral Garage**

18' 6" x 10' 3" ( 5.64m x 3.12m )  
Having two hinged doors. Power and lighting.

### **Exterior**

Rear: Being fully enclosed by fencing. Central lawn with mature shrub and flower borders. Large patio area. Raised decking. Additional circular patio area.



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welcome to

## Windsor Drive, Spalding

- EXTENDED & DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- LOUNGE & OPEN PLAN SWISS STYLED LIVING DINING AREA EXTENSION TO REAR
- FAMILY BATHROOM, EN-SUITE TO MASTER & DOWNSTAIRS WC
- OFF ROAD PARKING & INTEGRAL SINGLE GARAGE
- FULLY ENCLOSED & PRIVATE SOUTH FACING REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

# £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113396 - 0005

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