



Love Lane, Spalding PE11 2PE

welcome to

Love Lane, Spalding

IMPRESSIVE & SUBSTANTIAL three bedroom semi-detached property, PRIME RESIDENTIAL LOCATION CLOSE TO TOWN. Three reception rooms with open plan feel, kitchen & utility. Family bathroom, EN-SUITE TO MASTER & downstairs WC. Ample parking, DRIVE THROUGH CARPORT, workshop/ garage to rear & ENCLOSED GARDEN



Entrance Porch

Having door to:

Study

10' 11" x 12' (3.33m x 3.66m)

With Bay window to front, stairs to first floor, door to kitchen and sliding double doors to:

Lounge

11' 5" x 15' 10" (3.48m x 4.83m)

Having feature fireplace with tiled hearth and open plan access and step down to:

Dining Room

13' 6" x 14' 10" (4.11m x 4.52m)

With sliding door to patio area and garden

Kitchen

16' 5" x 8' 2" (5.00m x 2.49m)

Having a range of wall and base units, solid oak work surfaces and a single bowl ceramic sink. Integrated double electric oven, four ring gas hob, extractor and dishwasher. Space for fridge freezer, tiled floor, door to carport and doorway leading to WC and utility, door to:

Pantry

4' 5" x 2' 9" (1.35m x 0.84m)

With fitted shelving and wall mounted gas boiler

Utility

4' 1" x 6' 11" (1.24m x 2.11m)

Having a fitted wall unit, tiled floor and space for washing machine and tumble dryer

Wc

5' x 3' 11" (1.52m x 1.19m)

Comprising two piece suite of WC and sink. Tiled floor and partly tiled walls

Landing

Providing loft access

Bedroom 1

15' max x 8' 8" (4.57m max x 2.64m)

Door to en-suite

Wardrobe Area

5' 10" x 7' 3" (1.78m x 2.21m)

Having built-in double wardrobe

En-Suite

5' 2" x 8' 7" max (1.57m x 2.62m max)

Comprising three piece suite of WC, inset sink and shower cubicle with thermostatic shower

Bedroom 2

12' x 12' (3.66m x 3.66m)

With range of built-in wardrobes

Bedroom 3

11' x 11' 7" into wardrobes (3.35m x 3.53m into wardrobes)

Having built-in double wardrobe

Bathroom

10' x 9' 5" (3.05m x 2.87m)

Comprising four piece suite of WC, pedestal sink, bath and walk-in wet room style shower area with thermostatic shower. Extractor, heated towel rail and shaving point

Outside

To the front of the property there is a tarmac driveway providing ample off road parking and giving access to a drive through carport. The rear garden is fully enclosed by timber fencing and a brick wall and is in the majority laid to lawn with borders to the rear and side. A substantial raised patio area offers the ideal place to entertain with a smaller sunken patio to the side. To the rear of the garden there is a detached workshop/garage

Drive Through Carport

29' 1" x 8' 9" (8.86m x 2.67m)

Having double metal gates to the front and timber gates to the rear, the drive through carport allows vehicular access to the rear garden and ultimately, the detached workshop/garage if needed. Within the carport area there is lighting and an outside tap

Workshop / Garage

Of concrete construction with timber cladding, there is an up and over door and lighting



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Love Lane, Spalding

- IMPRESSIVE THREE DOUBLE BEDROOM SEMI-DETACHED PROPERTY IN PRIME RESIDENTIAL LOCATION
- THREE RECEPTION ROOMS WITH AN OPEN PLAN FEEL
- FAMILY BATHROOM, ENSUITE TO MASTER & DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING, CARPORT & GARAGE/WORKSHOP TO REAR
- FULLY ENCLOSED GARDEN WITH GOOD SIZED LAWN & SUBSTANTIAL RAISED PATIO AREA

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG113159 - 0002

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