



## Bridge House Horseshoe Road, Spalding, PE11 3BE

**Offers In Excess Of £445,000**

- Spacious 2,100 sqft detached family home on a plot just under half an acre
- Energy-efficient with a B rating, thanks to solar panels
- Four generous double bedrooms, including ensuite to the principal bedroom
- Versatile ground floor layout with multiple reception rooms, shower room, and utility
- Wraparound gardens and double garage, offering excellent outdoor space
- Scope to extend further (STPP) – ideal for growing families or multi-generational living

## Spacious Four-Bedroom Detached Home on Horseshoe Road, Spalding

Set on a generous plot just shy of half an acre, this impressive 2,100 sqft detached home offers versatile living in a sought-after location. With an energy rating of B, thanks to eco-friendly solar panels, this extended property is ideal for large families or multi-generational living.

The first floor features four well-proportioned double bedrooms, including a principal suite with ensuite, and a modern family bathroom. Downstairs, the accommodation includes an entrance hall with shower room, a bright lounge, formal dining room, kitchen with breakfast area, utility room, and a spacious additional family room —perfect for hobbies, work-from-home setups, or further adaptation.

Outside, the property enjoys wraparound gardens, a double garage, and further potential to extend (STPP), all contributing to a fantastic family lifestyle opportunity.

### **Entrance Hall 15'7" x 6'5" (4.76m x 1.97m)**

Glazed entrance door with glazed side panel. Coving to skinned ceiling. LVT flooring. Radiator. Stairs to first floor landing.

### **Lounge 20'9" x 13'10" (6.33m x 4.24m)**



PVC double glazed window to front and side. Aluminium sliding patio doors to rear. Coving to skinned ceiling. Cast iron wood burning stove on tiled hearth with oak mantle. Radiator.



### **Dining Room 11'4" x 12'3" (3.46m x 3.74m)**

PVC double glazed window to front. Coving to skinned ceiling. LVT flooring. Radiator. Currently set up as a ground floor bedroom with easy access to the shower room.

### **Shower Room 4'8" x 6'5" (1.44m x 1.97m)**



PVC double glazed window to rear. Skinned ceiling. LVT flooring. Chrome wall mounted heated towel rail. Fitted quadrant shower cubicle with mains thermostatic bar shower over. Close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap set in vanity unit and built in storage.

**Kitchen 9'3" x 16'9" (2.82m x 5.11m)**



PVC double glazed windows to side and rear. Door opening to garden. Coving to skinned ceiling. LVT flooring. Radiator. Fitted with a matching range of base and eye level units with oak doors and roll edge work surfaces over. Tiled splash back. Five ring gas cooker with built in oven and grill. Stainless steel extractor hood. Space and plumbing for dishwasher. One and a half bowl sink and drainer with chrome mixer tap over.



**Breakfast Room 9'1" x 12'3" (2.77m x 3.74m)**



Skinned ceiling. Serving hatch to dining room. Radiator. LVT flooring. Built in pantry cupboard (1.29m x 1.66m) with built in shelving and light.



**Family Room 20'3" x 11'10" (6.18m x 3.61m)**



PVC double glazed window to rear. French doors to rear garden. Coving to ceiling. Brick fireplace with inset gas fire. Radiator.

**Utility Room 11'0" x 11'10" (3.37m x 3.63m)**



PVC double glazed window and door to side. Skimmed ceiling. LVT flooring. Radiator. Wall mounted Worcester central heating boiler. Built in cupboard. Fitted base unit with work top space. One and a half bowl sink and drainer with mixer tap. Space and plumbing for washing machine and tumble dryer under. Pedestrian door to garage.

**First Floor Landing 15'0" x 6'5" (4.58m x 1.98m)**

PVC double glazed window to front. Coving to skimmed ceiling. Loft access. Radiator. Built in double door airing cupboard with hot water cylinder and slatted shelving.

**Bedroom 1 9'1" x 16'1" (into cupboard) (2.79m x 4.92m (into cupboard))**



PVC double glazed windows to side and rear. Coving to skimmed ceiling. Radiator.



**En-suite 9'0" x 7'2" (2.76m x 2.19m)**



PVC double glazed window to rear. Skimmed ceiling. Vinyl tiled flooring. Chrome wall mounted heated

towel rail. Courtesy light. Walk in shower enclosure with chrome thermostatic shower riser and rainfall head and hand held attachment. Close coupled toilet with push button flush. Pedestal wash hand basin with chrome taps over.



**Bedroom 2 11'6" x 13'10" (3.53m x 4.23m)**



PVC double glazed window to rear. Coving to skimmed ceiling. Radiator. Built in vanity unit with fitted wash hand basin and chrome mixer tap.



**Bedroom 3 11'4" x 12'3" (3.46m x 3.74m)**



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Built in wardrobe with shelving and hanging space.



**Bedroom 4 9'0" x 13'10" (2.76m x 4.24m)**



PVC double glazed window to front. Coving to skinned ceiling. Radiator.

**Bathroom 5'6" x 8'7" (1.69m x 2.62m)**



PVC double glazed window to rear. Skinned ceiling. Vinyl tiled flooring. Chrome wall mounted heated towel rail. Shaver point. Bath with chrome mixer tap and shower attachment. Close couple toilet with push button flush. Pedestal wash hand basin with chrome mixer tap over.

**Outside**



The property can be located on the South Drove crossing of Horseshoe Road. Set on a generous plot.

There is a gravel driveway to the front of the property providing off road parking for several vehicles, leading to double garage. A well maintained lawn wraps around the property and is surrounded by mature trees. There is a patio seating area with brick built barbecue ideal for entertaining and an allotment of vegetable beds, concrete coal store and timber storage shed.



**Double Garage 17'7" x 16'11" (5.36m x 5.17m)**



Electric sectional door to front. Window to side. Power and light connected.

**Property Postcode**

For location purposes the postcode of this property is: PE11 3BE

**Additional Information**

**PLEASE NOTE:**

All photos are property of Ark Property Centre and can not be used without their explicit permission.

**Verified Material Information**

Tenure: Freehold

Council tax band: E

Annual charge: No

Property construction: Brick built

Electricity supply: Eon

Solar Panels: Yes, 10 panels, 4000 (each panel 400kw), owned by the property

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Private Sewage Treatment Plant

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and None over Data. O2 is Limited over Voice and None over Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and

Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B81

**Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

**Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

**Ark Property Centre**

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

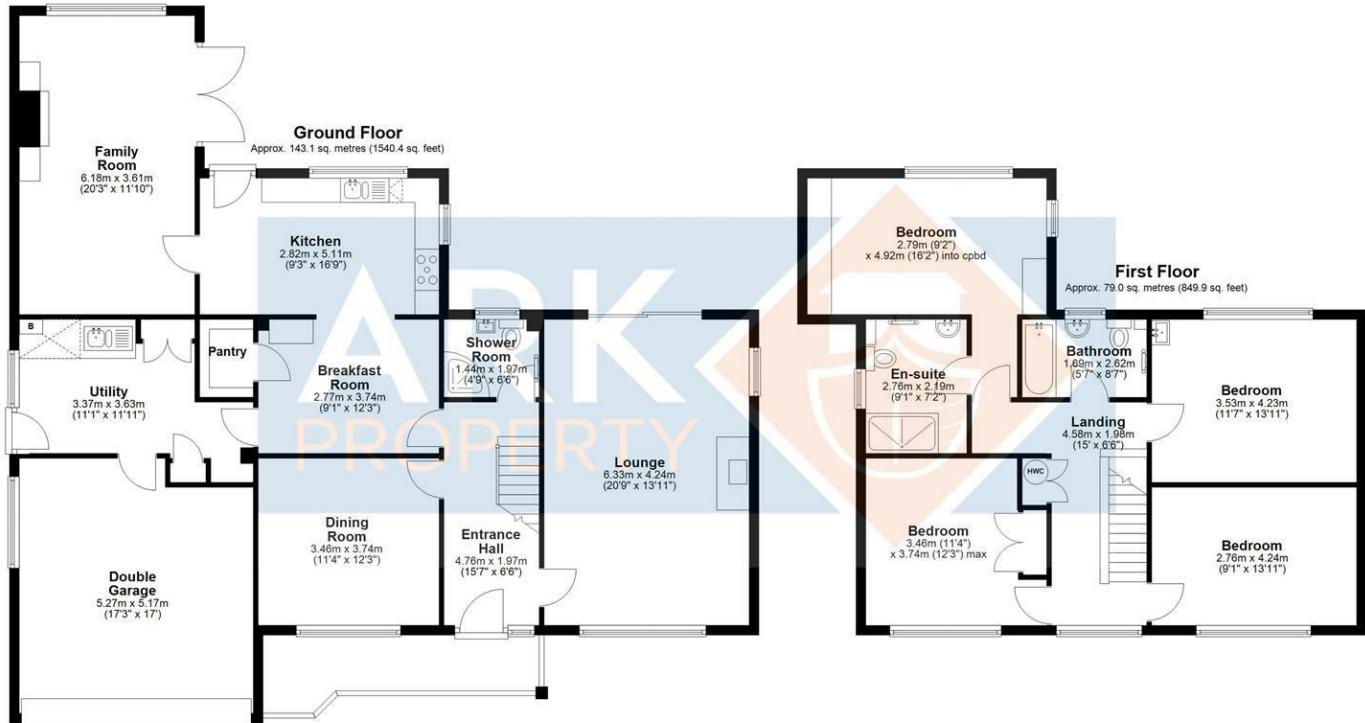
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satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

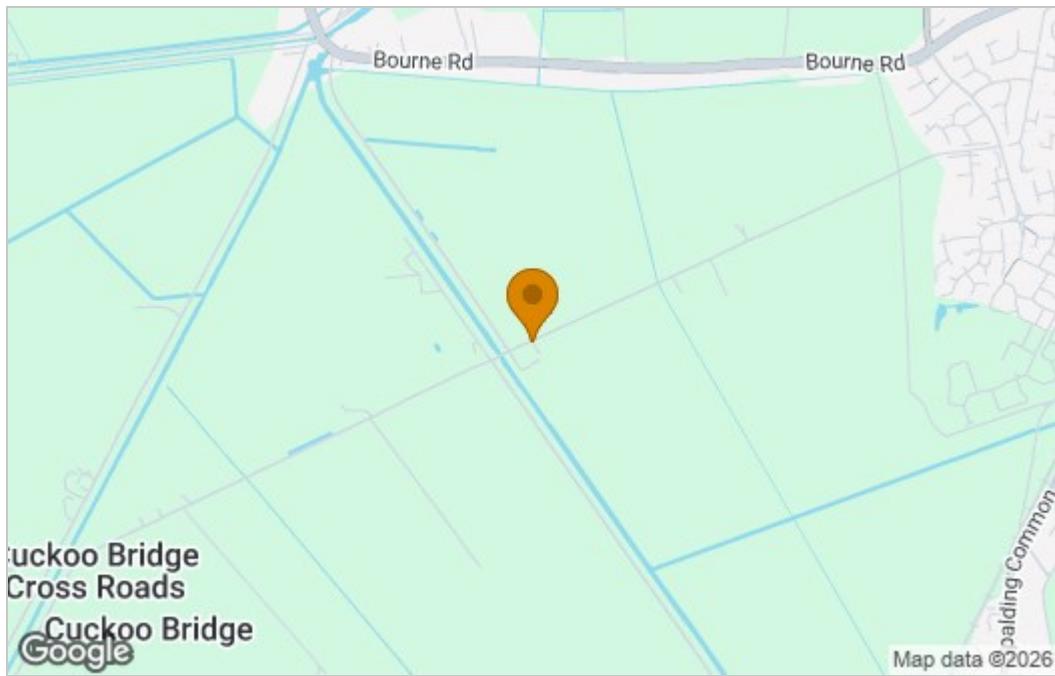


## Floor Plan



Total area: approx. 222.1 sq. metres (2390.3 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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