

**Meadway, Spalding,
Lincolnshire PE11 3LQ**
Price £450,000 Freehold

A VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS SUPERB PROPERTY WITH ALL ITS ADDITIONAL EXTRAS!

LUXURIOUS AND EXTENDED DETACHED FAMILY HOME, offering five bedrooms and four reception rooms, along with being ideally situated on a corner plot and having a hot tub room and outside bar!

Internally the property has been fully renovated to the highest of standards by the current vendor. In 2022 the property had new windows and doors (except the garden room), a new high specification kitchen and a luxurious en-suite. Since purchasing the property 12 years ago the vendors have heavily extended the home to create a spacious family residence.

The sociable Open Plan Kitchen/Diner/Family room comes complete with FULLY INTEGRATED HIGH SPECIFICATION APPLIANCES including a double 'self-cleaning' Bosch oven with a convection microwave, an integrated coffee machine, Granite worktops, a movable centre island, an instant hot water tap and bi-folding doors combining the outdoor and indoor spaces. In addition, there is a separate DOUBLE ASPECT LOUNGE and a GARDEN ROOM to the rear. The first floor offers five bedrooms, with the principal bedroom having a refitted luxurious four-piece en-suite, with a three-piece family bathroom completing the accommodation.

The property sits on a corner plot, with block paved off-road parking leading to a SINGLE GARAGE. The pedestrian side gate accesses the rear and side gardens, where the enclosed outside bar and hot tub room can be found (included in the sale).

The property is ideally situated in a popular residential location and is within walking distance of Woolram Wygate Primary School and Pennygate Primary School, with Woolram Wygate's amenities being a 10-15-minute walk, and the town centre just a 5 minute drive.

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		69	78

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			

EU Directive 2002/91/EC

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10 West End, Holbeach, PE12 7LW
01406 422907

www.morrissandmennie.com

Through the aluminium front door, into the:-

ENTRANCE HALL :

Stairs leading up to the first floor accommodation, radiator, power points, skimmed and coved ceiling with ceiling fan.

CLOAKROOM :

UPVC obscured double glazed window to the front, W.C with a push button flush, vanity washbasin with a mixer tap over and storage drawers beneath.

STORAGE AREA :

From the hallway a storage cupboard has the facility space and plumbing for a washing machine, space and point for a tumble dryer, radiator, power points, door through to the garage.

FAMILY ROOM :

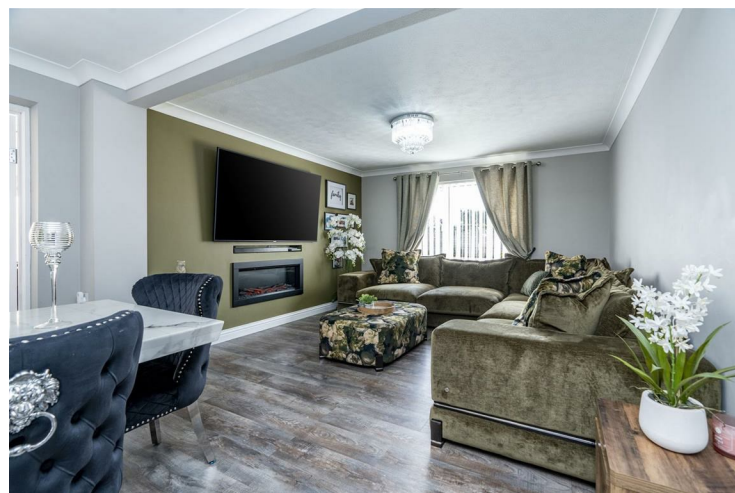
14'8" x 12'2" (4.47m x 3.71m)

UPVC double glazed bay window to the side, x2 three-quarter length UPVC double glazed windows to the front, radiator, power points (some with USB charging).

OPEN PLAN LOUNGE/KITCHEN/DINER :

35'3" x 12'2" (10.74m x 3.71m)

Lounge :



Having a UPVC double glazed window to the side overlooking the side garden, inset remote controlled electric fire, power points (some with USB charging), TV point, radiator.

Dining Area :



Internal French doors through to the garden room, power points, radiator.

Then through a block arch into:

Kitchen :

12'3" x 12'0" (3.73m x 3.66m)



High specification kitchen having double glazed bi-folding doors to the rear with inset blinds, base and eye level units with a granite work surface over, sink and drainer with a mixer tap over, an instant hot water tap, induction hob with an integrated extractor fan, space and plumbing for an American fridge/freezer (available under separate negotiation), walk-in larder pantry cupboard with inset spotlights and shelving, integrated high specification Bosch electric oven and grill with a self cleaning oven and convection oven and microwave above, high specification App and Wi-Fi controlled integrated coffee machine, integrated dishwasher, granite splash-back, vertical wall mounted radiator, skimmed ceiling with inset spotlights, a center Island on wheels for movability in any direction, integrated waste bins and LED surround lighting.

GARDEN ROOM :

18'5" x 14'7" (5.61m x 4.45m)

Of brick and UPVC construction with a fully insulated roof, radiator, power points, bi-folding doors opening out to the rear garden, TV point.

LANDING :

Power points, loft hatch, airing cupboard with new tank.

PRINCIPLE BEDROOM :

13'8" x 12'2" (4.17m x 3.71m)

UPVC double glazed window to the front, radiator, power points, skimmed ceiling, barn style door through to the:

REFITTED FOUR PIECE EN-SUITE :

Having a freestanding roll edge bath with a side mounted mixer tap and a handheld shower over, inset shelving, UPVC obscured double glazed window to the side, a Velux double glazed sky window to the ceiling, W.C with a push button flush, vanity washbasin with a mixer tap and high-gloss storage drawers beneath, a 'de-mist' wall mounted mirror with Bluetooth Play, wall mounted heated towel rail, fully tiled shower having a built-in mixer shower and a fixed rainfall style showerhead with a separate handheld shower, marble effect tiled walls and floor, skimmed ceiling with inset spotlights.

BEDROOM TWO :

14'7" x 11'5" (4.45m x 3.48m)

Double aspect with UPVC double glazed windows to the front and side, fitted wardrobes, power points (with USB charging) and radiator.

BEDROOM THREE :

12'4" x 11'8" (3.76m x 3.56m)

UPVC double glazed window to the side, radiator, power points. Note : fitted bed can stay if desired.

BEDROOM FOUR :

12'4" x 10'8" (max) (3.76m x 3.25m (max))

UPVC double glazed window to the rear, radiator, power points, loft access with a pulldown loft ladder.

BEDROOM FIVE :

7'7" x 6'0" (2.31m x 1.83m)

UPVC double glazed window to the front, radiator, power points.

FAMILY BATHROOM :

UPVC obscured double glazed window to the rear, 'P' shaped Spa multi-jet bath with an electric mixer shower and a side mounted mixer tap over, vanity washbasin with a mixer tap and storage cupboards beneath, W.C, fully tiled walls and floor, radiator.

EXTERIOR :

The property is ideally positioned on a corner plot having a good frontage and side plot. The front of the property is enclosed by mature hedging which leads to the block paved off-road parking and continues to the front door, where there is a storm porch with a feature wall and courtesy lighting. The off-road parking continues to the single garage, having a decorative slate chipping area to the side.

The side gate accesses the rear garden, with its low maintenance block paved area adjacent to the kitchen and an outside light.

The side garden is enclosed by panel fencing with raised flowerbeds, and is then laid to lawn with a decking seating area, outside power points and modern lighting situated around the perimeter.

SINGLE GARAGE :

16'1" x 8'5" (4.90m x 2.57m)

Having a remote control electric roller door, power and lighting

connected, separate fuse box, loft access personnel door to the house, wall mounted Worcester Bosch boiler, space and plumbing for a washing machine, space and point for a tumble dryer, space and point for a fridge/freezer.

WOODEN WORKSHOP :

Having double doors.

ENTERTAINING AREA :

17'0" x 10'0"

With a sunken hot tub, bar and seating area. The sunken hot tub has multi-jets and enough seating for six people, along with an integrated TV, power points and lighting.

SERVICES :

Council Tax Band - C (subject to change)

Energy Efficiency Rating - C

Gas Central Heating

Mains Water

Viewing Arrangements			
Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.			
Open 6 days			
Spalding Office		Holbeach Office	
Mon-Fri	8.30am to 6pm	Mon-Fri	9am to 5.30pm
Saturday	9am to 4pm	Saturday	9am to 2pm
Sunday	Closed	Sunday	Closed
Offer Procedure			
Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.			
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.			
Mortgage Advice			
If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.			
We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.			
Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.			
Legal Fees			
Ask for a quotation from our Conveyancing Department.			
Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.			

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

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