



5  2  2 

26 Shearers Drive, Spalding PE11 3ZJ

BELVOIR!

£399,950



Key Features

- > EXECUTIVE DETACHED HOME
- > FIVE BEDROOMS-MASTER ENSUITE
- > LOUNGE AND STUDY
 - > CONSERVATORY
 - > DOUBLE GARAGE
- > ATTRACTIVE GARDENS
 - > Tenure: Freehold
 - > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer this well presented detached home situated in a popular residential area of the market town of Spalding and the amenities thereof. The property in brief comprises entrance hall, study, downstairs cloakroom, lounge, large kitchen/diner, conservatory, utility and to the first floor, five generous bedrooms, master with en suite and family bathroom. Off road parking to the front, double garage and attractive rear garden.

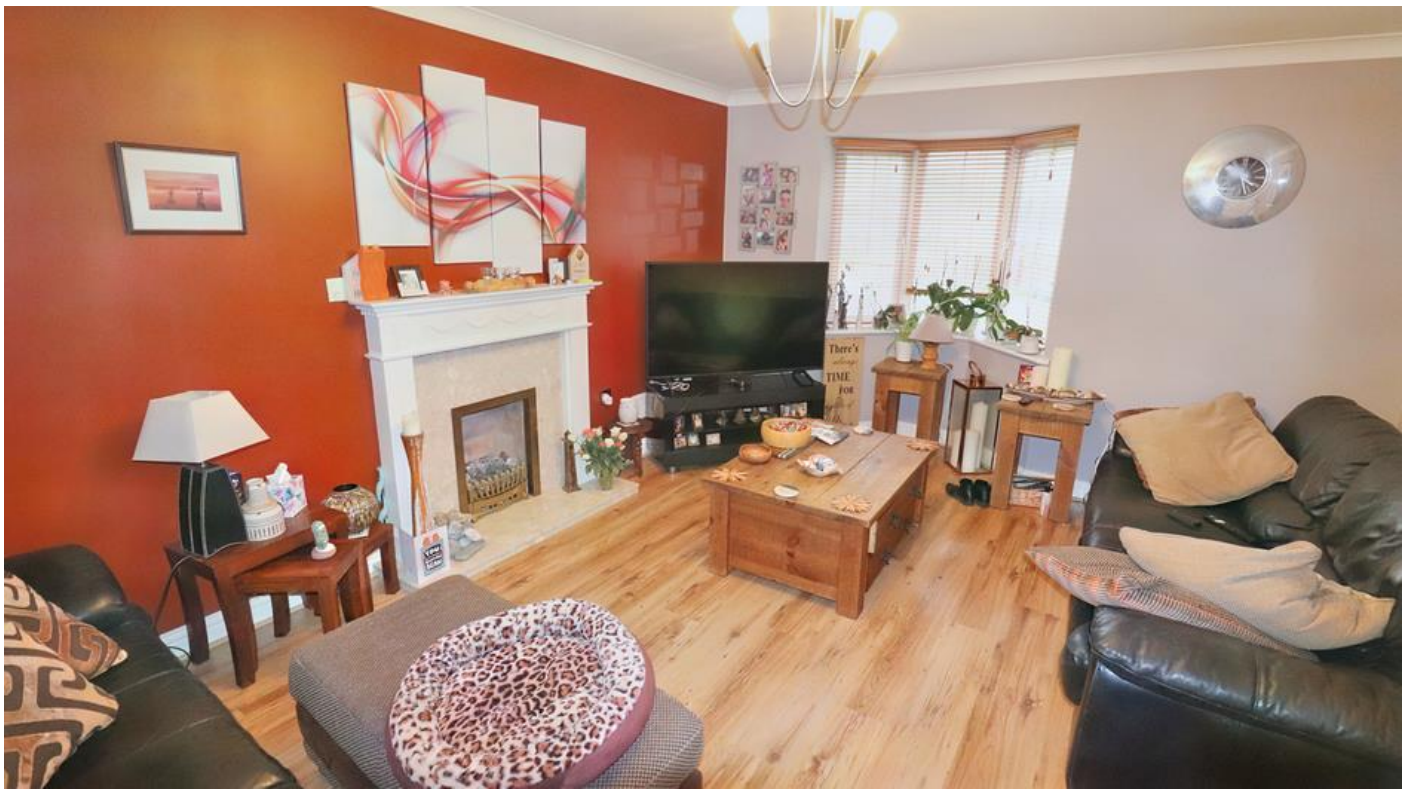
ENTRANCE HALL

Sealed unit double glazed door with side panel, stairs to first floor landing, radiator.

STUDY

9'8"x8'7" (2.94m x2.61m)

UPVC double glazed bay window to the front elevation, radiator. Maximum measurement into bay.



CLOAKROOM

Two piece suite comprising of WC, wash hand basin, radiator, tiled floor.

LOUNGE

14'11" x 12'3" (4.54m x 3.73m)

UPVC double glazed bay window to the front elevation, fireplace with feature fire and surround, radiator, bi fold doors leading to kitchen/diner. Maximum measurements into bay.

KITCHEN/DINER

11'3" x 10'10" (3.43m x 3.30m)

KITCHEN AREA

UPVC double glazed window to the rear elevation, range of quality base and wall units, space for dishwasher, space for range style cooker, with canopy hood over, 1 1/2 bowl stainless steel sink unit with mixer taps over, space for fridge freezer, pull out larder unit, radiator, spotlighting.

DINING AREA

10'4" x 9'5" (3.15m x 2.87m)

Patio doors to conservatory, radiator, spotlighting.

UTILITY

7'5" x 5'2" (2.26m x 1.57m)

Sealed unit double glazed door to rear elevation, under stairs cupboard, space and plumbing for washing machine and tumble dryer, radiator, extractor, tiled floor.

CONSERVATORY

12'1" x 9'6" (3.68m x 2.89m)

UPVC double glazed construction on brick base, french doors to the side elevation, wall mounted electric heater, ceiling fan.



SPLIT LEVEL LANDING

Leading through to:

BEDROOM/GAMES ROOM

13'11" x 13'10" (4.24m x 4.21m)

UPVC double glazed window to the front elevation, storage cupboard, radiator.

MASTER BEDROOM

14'1" x 10'9" (4.29m x 3.27m)

UPVC double glazed window to the front elevation, radiator, fitted wardrobes, spotlighting.

EN SUITE

0.00m x 0.00m (0'0" x 0'0")

UPVC double glazed window to the front elevation, radiator, three piece suite comprising of WC, wash hand basin and shower unit, spotlighting, extractor, radiator.

BEDROOM 2

11'6"x10'11" (3.50m x 3.32m)

UPVC double glazed window to the front elevation, radiator.



BEDROOM 3

11'2" x 10'8" (3.40m x 3.25m)

UPVC double glazed window to the rear elevation, radiator.

BEDROOM 4

10'0" x 8'2" (3.05m x 2.49m)

UPVC double glazed window to the rear elevation, radiator.

BATHROOM

UPVC double glazed window to the rear elevation, four piece suite comprising of WC, wash hand basin, corner bath and oversized corner shower cubicle, tiling to walls and floor, heated towel rail, spotlighting.

EXTERNALLY

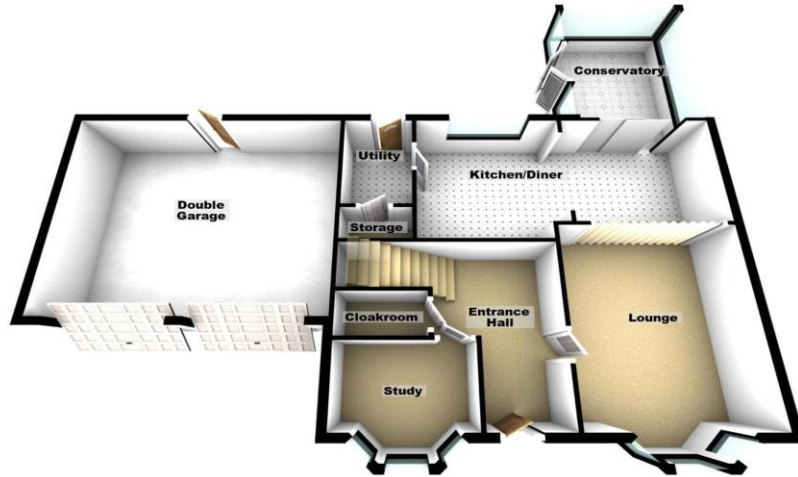
Situated in a cul de sac location, open plan to front with off road parking, leading to double garage.

REAR: Mainly enclosed by fencing, patio area, laid to lawn, raised decked area, mature flower and shrub borders, shed.

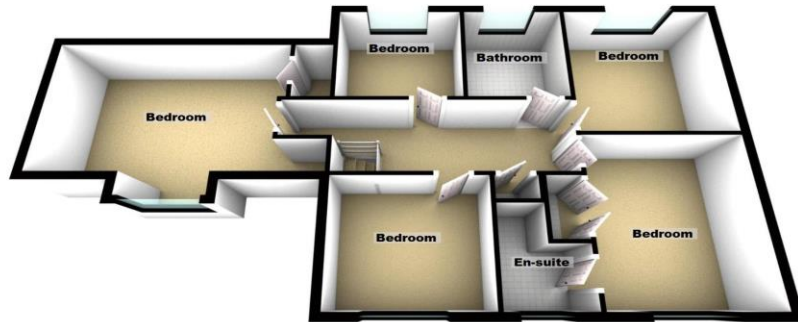
DOUBLE GARAGE

Twin up and over doors light and power connected, door to rear elevation, water supply.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk/spalding-estate-agents/

01775 722475