



4  2  2 

13 Cook Drive, Spalding PE11 2FP

**BELVOIR!**

£349,950



### Key Features

- > DETACHED FAMILY HOME
  - > FOUR BEDROOMS
  - > KITCHEN/DINING AREA
    - > CONSERVATORY
    - > DOUBLE GARAGE
  - > ENCLOSED GARDEN
    - > Tenure: Freehold
    - > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented detached family home, built by Jelson Homes circa 2000. Well situated in this popular residential area of The Market Town of Spalding. Local facilities include excellent Grammar and High Schools, an active town centre with local shopping and leisure facilities. Train service to Peterborough, which in turn offers a high-speed rail link to London. The property has benefitted from a refitted luxury kitchen, bathroom and en suite. The accommodation in brief comprises of, entrance hall, cloakroom, fitted kitchen, dining area, lounge, conservatory. To the first floor, four bedrooms with en suite to master, family bathroom. Externally off road parking, double garage, generous enclosed rear garden.



### ENTRANCE HALL

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

### CLOAK ROOM

UPVC double glazed window to the front elevation, two-piece suite comprising of WC, wash hand basin, radiator.

### UTILITY AREA

8'5" x 5'3" (2.56 x 1.59m)

UPVC double glazed door to the rear elevation, radiator, high line storage cupboards, to both sides concealing plumbing for washing machine, wall mounted boiler.

### KITCHEN

10'8" x 8'8" (3.24m x 2.65m)

UPVC double glazed window to the rear elevation, range of luxury-refitted base and wall units, single bowl sink unit with mixer taps over, integrated dishwasher, fridge, 5-ring gas hob with feature extractor over, oven and microwave. Leading to dining area:

### DINING AREA

10'11" x 9'3" (3.33m x

UPVC double glazed window to the rear elevation, radiator. Arch to:



**LOUNGE**

18'6" x 10'2" (5.64m x 3.11m)

UPVC double glazed box bay window to the front elevation, feature fire surround with electric fire, radiator, UPVC double glazed patio doors to the conservatory. (maximum measurements into bay)

**CONSERVATORY**

9'4" x 8'8" (2.84m x 2.63m)

UPVC in construction on a low brick base, UPVC double glazed doors to the side elevation, air conditioning unit.

**FIRST FLOOR LANDING**

UPVC double glazed window to the front elevation, access to loft space.

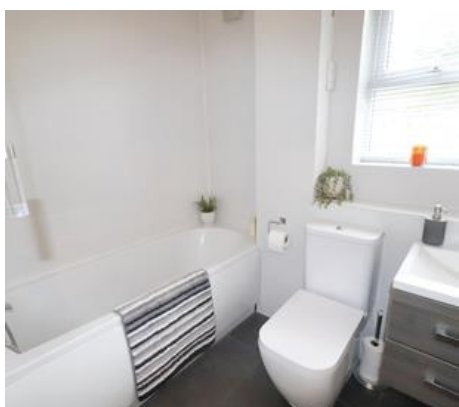
**BEDROOM 1**

10'4" x 8'0" (3.14m x 2.45m)

UPVC double glazed window to the front elevation, range of fitted wardrobes, radiator. (measurements to wardrobe)

**EN SUITE**

UPVC double glazed window to the front elevation, three piece suite, vanity wash hand basin, over size shower tray with glazed screen, WC, heated towel rail.



### **BEDROOM 2**

10'1" x 8'4" (3.07m x 2.53m)

UPVC double glazed box bay window to the front elevation, fitted wardrobes, radiator. (measurement into bay and to wardrobe)

### **BEDROOM 3**

10'4" x 7'6" (3.16m x 2.28m)

UPVC double glazed window to the rear elevation, radiator.

### **BEDROOM 4**

7'6" x 7'5" (2.28m x 2.26m)

UPVC double glazed window to the rear elevation, radiator.

### **BATHROOM**

UPVC double glazed window to the front elevation, vanity wash hand basin, panelled bath, WC, heated towel rail, extractor.

### **EXTERNALLY**

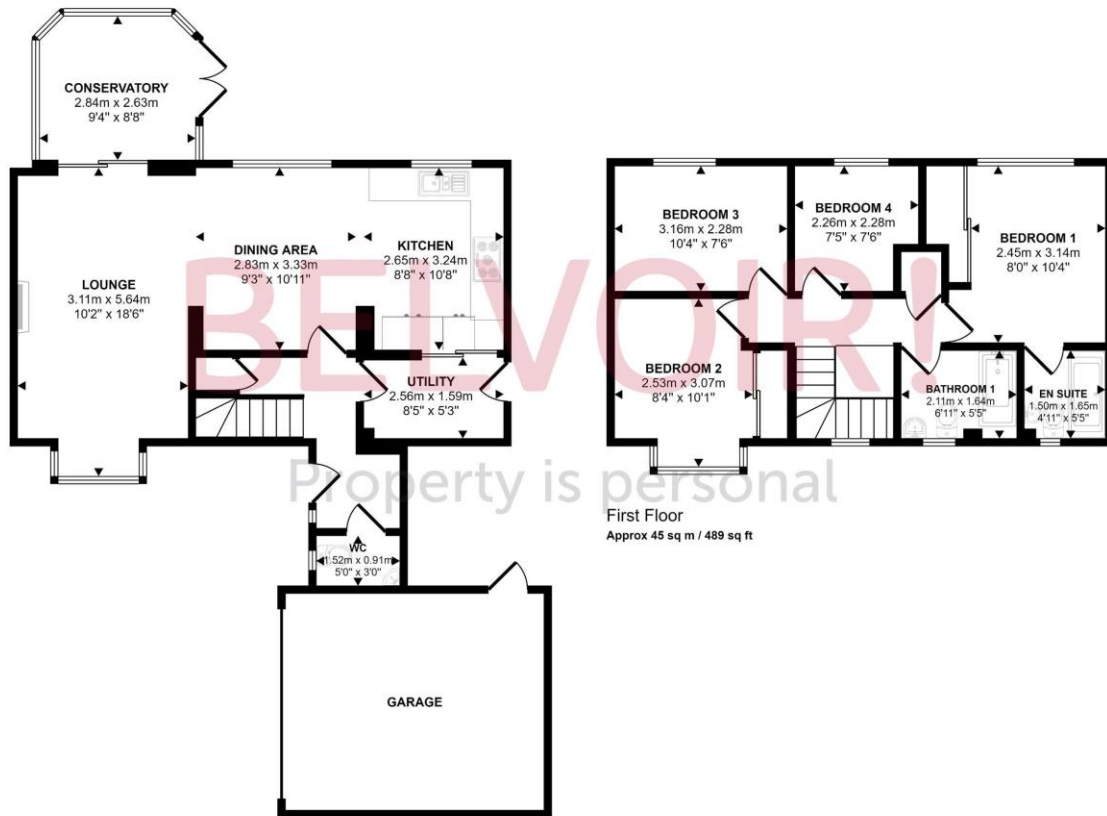
FRONT: Open plan to front with ample off road parking leading to double garage.

REAR GARDEN: Enclosed rear garden with fencing, patio area, shrub borders, side access to garage.

### **DOUBLE GARAGE**

Attached double garage, up and over door, personal door to the side, light and power connected.

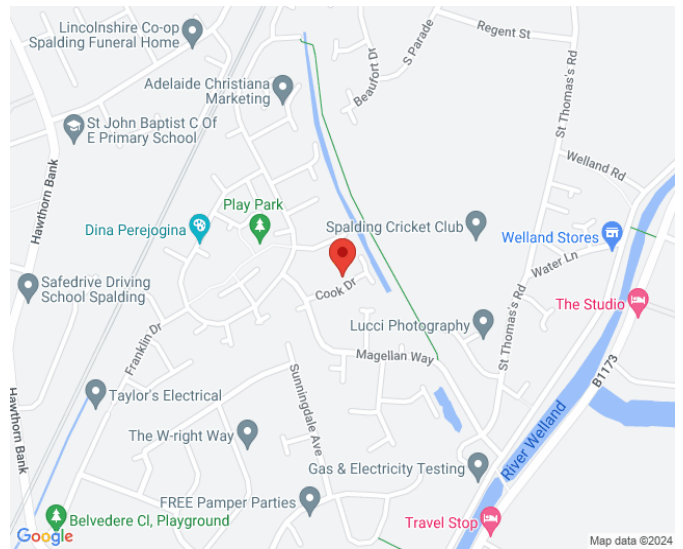
Approx Gross Internal Area  
122 sq m / 1309 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Contact us today to arrange a viewing...

**BELVOIR!**

[www.belvoir.co.uk/spalding-estate-agents/](http://www.belvoir.co.uk/spalding-estate-agents/)

01775 722475