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26 Wedgewood Drive, Spalding PE11 3FJ

BELVOIR!

£285,000



Key Features

- > MODERN DETACHED HOME
 - > THREE BEDROOMS
 - > TWO RECEPTION ROOMS
 - > CONSERVATORY
 - > ENCLOSED GARDEN
 - > GARAGE- PARKING
 - > Tenure: Freehold
 - > EPC rating C

Belvoir incorporating Munton and Russell are pleased to offer for sale this modern detached family home. Situated on the popular Woolram Wygate development with easy access to local shops, schooling and just a short distance from the town centre. The accommodation in brief comprises of: entrance porch, entrance hall, cloakroom, lounge, dining room, conservatory, recently fitted kitchen, utility. To the first floor, three double bedrooms, en suite to master, family bathroom. Externally, off road parking, garage and enclosed rear garden.

ENTRANCE PORCH

UPVC double glazed door and windows to the front and side elevations, UPVC double glazed door to:



ENTRANCE HALL

Stairs to first floor landing, under stairs storage cupboard, radiator.

LOUNGE

14'6" x 11'2" (4.41m x 3.40m)

Double doors from entrance hall, UPVC double glazed window to the front elevation, feature fireplace with inset fire, radiator.

CLOAKROOM

Two piece suite comprising of WC, wash hand basin, part tiling to walls, extractor, radiator.

KITCHEN

14'7" x 11'4" (4.44m x 3.45m)

Two UPVC double glazed windows to the front elevation, range of quality refitted base and wall units, sink unit with mixer taps over, 5 ring gas hob with feature angled hood over, twin ovens, integrated fridge freezer, plumbing for dishwasher, kick board lighting, radiator.

(L Shaped room, maximum measurements)

UTILITY

6'8" x 4'9" (2.02m x 1.45m)

UPVC double glazed door to the side elevation, work top, plumbing for washing machine, radiator.



DINING ROOM

11'10" x 9'4" (3.61m x 2.84m)

Square arch to conservatory, radiator.

CONSERVATORY

14'2" x 8'7" (4.32m x 2.62m)

UPVC on a low brick base, UPVC double glazed windows to the rear and side elevations, UPVC double glazed French doors to the side elevation.

LANDING

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

Feature window to the front elevation on half landing, UPVC double glazed window to the front elevation, airing cupboard, access to loft space.

BEDROOM 1

14'6" x 11'6" (4.43m x 3.51m)

UPVC double glazed window to the rear elevation, radiator.



EN SUITE

Three piece suite comprising of WC, wash hand basin, shower cubicle, part tiling to walls, radiator, extractor.

BEDROOM 2

11'1" x 10'5" (3.39m x 3.17m)

UPVC double glazed window to the front elevation, radiator.

BEDROOM 3

9'5" x 7'10" (2.84m x 2.40m)

UPVC double glazed window to the rear elevation, radiator.

BATHROOM

UPVC double glazed window to the side elevation, four piece suite comprising of WC, twin wash hand basins, shower bath with taps and over head rainfall style shower, bi fold screen, extractor, heated towel rail.

EXTERNALLY

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

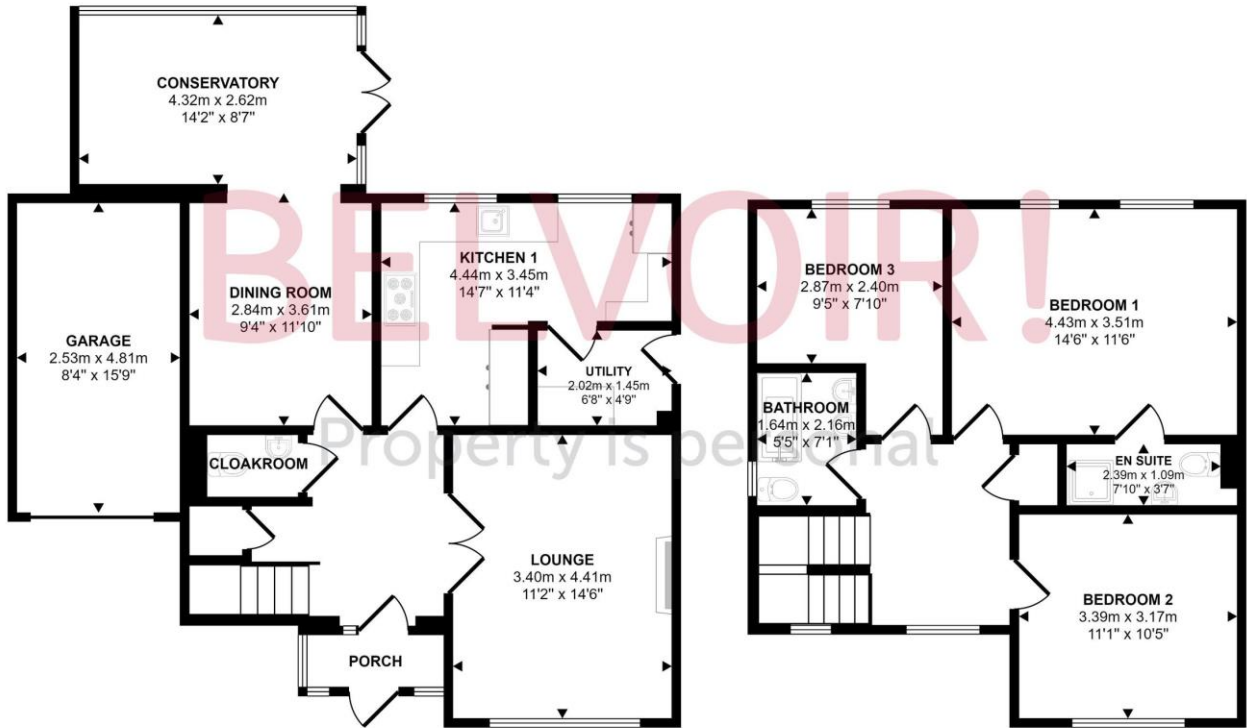
Open plan to the front with off road parking, access to single garage, lawn area. Gated access to the rear garden. REAR GARDEN: Enclosed by fencing, lawn and patio area, raised decking area with pergola over.

GARAGE

15'9" x 8'4" (4.81m x 2.53m)

Up and over door, light and power connected, wall mounted central heating boiler.

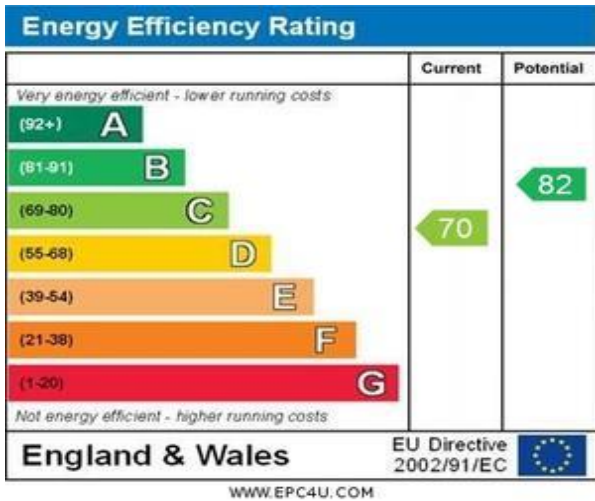
Approx Gross Internal Area
135 sq m / 1457 sq ft



Ground Floor
Approx 81 sq m / 875 sq ft

First Floor
Approx 54 sq m / 582 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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