



BRADLEY JAMES

ESTATE AGENTS



50 Sherwood Drive, Spalding, Lincolnshire, PE11 1QP

Asking price £350,000

- EXTENDED BY THE CURRENT VENDORS
- INSTANT HOT WATER TAP AND PURIFIED COLD WATER TAP
- LOUNGE WITH MULTI FUEL BURNER
- FOUR DOUBLE BEDROOMS
- CUL-DE-SAC
- NEWLY FITTED OPEN PLAN KITCHEN DINER WITH QUARTZ WORKTOP
- UTILITY ROOM
- DRESSING AREA AND EN-SUITE TO BEDROOM ONE
- BACKS ONTO A NATURE RESERVE
- GARDEN ROOM TO REAR

50 Sherwood Drive, Spalding PE11 1QP

Backs onto a nature reserve.

Nestled in the tranquil cul-de-sac of Sherwood Drive, this stunning detached house offers a perfect blend of modern living and natural beauty. With four spacious double bedrooms, including a master suite complete with a dressing area and en-suite shower room, this home is ideal for families seeking comfort and style.

Upon entering, you are greeted by a generous entrance hall that leads to a welcoming lounge, featuring a charming multi-fuel burner, perfect for cosy evenings. The heart of the home is undoubtedly the beautifully extended open-plan kitchen, dining, and garden room area that spans the rear of the property. This newly fitted kitchen boasts integrated appliances, a sleek quartz worktop, an instant hot water tap, and a separate purifying tap, all complemented by a breakfast bar. The large windows provide delightful views of the landscaped garden and the serene nature reserve beyond, creating a peaceful atmosphere.

The property also includes a separate utility room and a modern cloakroom conveniently located near the rear entrance. Upstairs, the remaining three double bedrooms are served by a stylish family bathroom, ensuring ample space for everyone.

Outside, the property offers off-road parking for up to four vehicles, including a single garage with an electric door. The landscaped rear garden features an extended patio area, perfect for entertaining, and a rear gate that provides direct access to the nature reserve, ideal for evening strolls.

With picturesque views of horse paddock land from the front bedrooms and a location just over a mile from Spalding town centre, this home is well-positioned for local amenities, including two primary schools and a co-op. The nearby Springfields Garden and Outlet Centre is just a ten-minute drive away, while excellent transport links connect you to Peterborough, Lincoln, Stamford, Boston, and Norfolk. This property truly offers a wonderful lifestyle in a sought-after location.



Council Tax Band: C



Entrance Hall

Composite obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator and power point.

Lounge

12'3 x 12'1

UPVC double glazed window to the front, radiator, power points, telephone point, aerial point, integrated multi fuel burner and skimmed and coved ceiling.

Kitchen Diner

18'6 x 11'4

UPVC double glazed window to the rear overlooking the nature reserve, newly installed base and eyelevel units with quartz worktop over, sink and drainer with a clear water instant hot water tap and a purifier tap, integrated double electric oven and grill, induction hob, integrated dishwasher skimmed ceiling, space and points for American fridge freezer, breakfast bar, power points some with USB charging points and radiator.

Extended Garden Room

11'8 x 10'2

Double aspect and has two UPVC double glazed windows to the rear overlooking the garden and the nature reserve, UPVC double glaze French doors to the side, power points, TV point and skimmed ceiling with inset spotlights.

Utility Room

9'3 x 7'6

Has a high-level UPVC obscured double glazed window to side and a UPVC double glazed stable door to the rear space and eyelevel units with solid woodwork surface over, Belfast sink with mixer taps over, space and plumbing for washing machine, space and point for tumble dryer, power points, radiator and skimmed ceiling.

Cloakroom

UPVC obscured double glazed window to the rear, WC with pushbutton flush, vanity wash hand basin with mixer taps over tile splashback and storage cupboard beneath.

Landing

Loft hatch, power points with USB charging, built in storage cupboard shelving and skimmed ceiling.

Bedroom 1

21'2 x 8'5

UPVC double glazed window to the front, radiator, power points some with USB charging points, TV point and skimmed ceiling with inset spotlights.

Bedroom 1 En-suite

UPVC obscured double glazed window to the rear separate shower with a built in mixer shower with an oversized showerhead and a separate showerhead on a sliding adjustable rail, vanity wash handbasin with mixer taps over and storage drawers beneath with wall mounted mirror, wall mounted heated towel rail, WC with pushbutton and flush, skimmed ceiling with inset spotlights and extractor fan.

Bathroom

UPVC obscured double glazed window to the rear, panel bath with mixer taps over and a built-in mixer shower over a fixed showerhead and a separate showerhead on a sliding adjustable rail shower screen, vanity wash basin with mixer

taps over and storage cupboard beneath with wall mounted mirror, WC with pushbutton flush, wall mounted heated towel rail, underfloor heating, skimmed ceiling and fully tiled walls and floor.

Bedroom 2

11'5 x 11'0

UPVC double glazed window to the rear overlooking the nature reserve, radiator and power points.

Bedroom 3

12'3 x 11'0 narrowing to 8'7

UPVC double glazed window to the front, to the side there's views over horse paddock land, radiator and power points.

Bedroom 4

9'3 x 8'2

UPVC double glazed window to the front again overlooking the horse paddock land, radiator, power points and a built-in wardrobe. The measurement doesn't include the built-in wardrobe.

Outside

The front is low maintenance being laid to decorative chipping for off-road parking for two to three cars. There's side gated access and a single integrated garage, 16'9 x 8'6 max. Electric remote controlled garage roller door, fuse box, power points and a boiler cupboard with wall mounted Worcester Bosch boiler and a door going into the utility room.

Garage

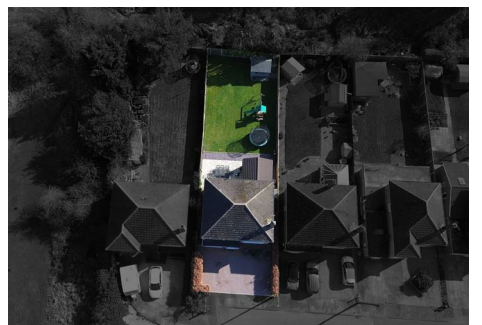
16'9 x 8'6

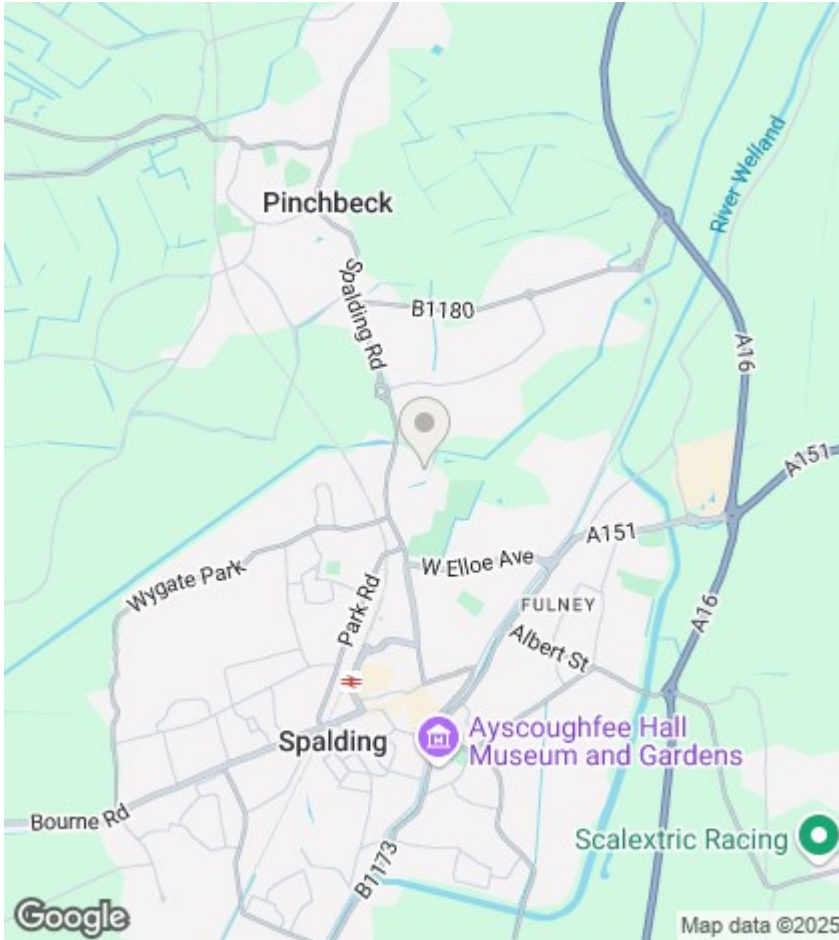
Electric remote controlled garage roller door, fuse box, power points and a boiler cupboard with wall mounted Worcester Bosch boiler and a door going into the utility room.

Rear Garden

Side gated access, it is enclosed by panel fencing and has a fence to the rear allowing you access to the nature reserve behind, there's an upgraded extended patio with slate chipping border, outside power points, outside tap, outside lights, shed and the rest is laid to lawn.







Viewings

Viewings by arrangement only. Call 01775 233130 to make an appointment.

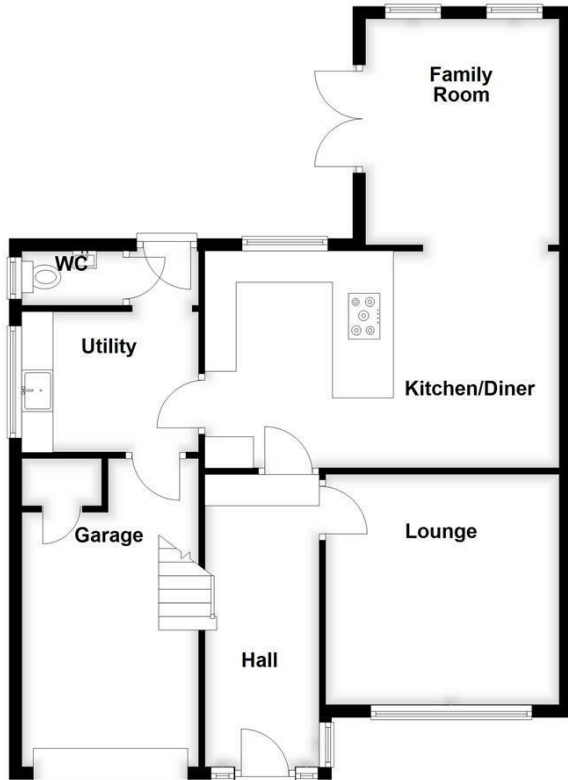
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	80
(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	

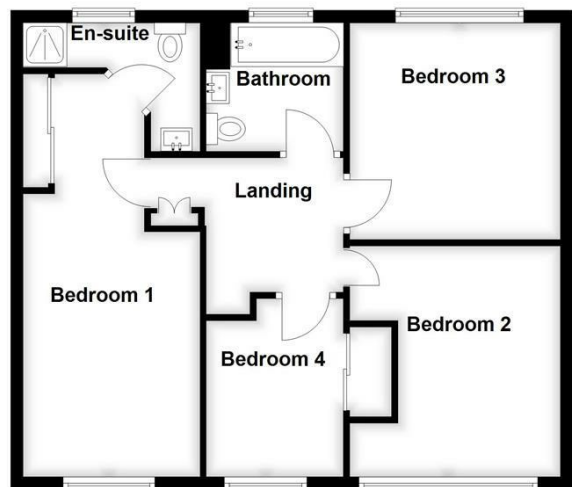
Ground Floor

Approx. 78.4 sq. metres (843.7 sq. feet)



First Floor

Approx. 62.0 sq. metres (667.4 sq. feet)



Total area: approx. 140.4 sq. metres (1511.1 sq. feet)