



**Counter Drain Drove, Tongue End Spalding PE11 3JJ**

**welcome to**

## **Counter Drain Drove, Tongue End Spalding**

IMMACULATED PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE FOR SALE! BEAUTIFULLY RENOVATED IN RECENT YEARS BY CURRENT OWNERS. 23ft lounge diner & 22ft kitchen. DOWNSTAIRS WET ROOM & UPSTAIRS BATHROOM. Off road parking, CONCRETE SECTIONAL GARAGE & fully enclosed rear garden. VIEWING IS ADVISED!!



## **Entrance Hall**

having stairs to first floor with storage beneath, solid wood flooring, door to wet room and door to:

## **Lounge Diner**

12' 5" x 23' 7" ( 3.78m x 7.19m )

UPVC Double glazed window and French doors leading to the rear garden. The living room features a fireplace with inset multi-fuel burner, solid wood flooring, radiator, ceiling lights and power sockets.

## **Kitchen**

22' x 6' 10" ( 6.71m x 2.08m )

UPVC Double glazed windows to the front and rear aspect the kitchen has a range of wall and base units, wood effect work surfaces and a one and a half bowl ceramic sink. Integrated electric oven, four ring induction hob and stainless steel extractor. Inset spotlights, radiator, space for fridge freezer and washing machine and side door to leading to driveway.

## **Wet Room**

6' 3" x 10' 2" ( 1.91m x 3.10m )

UPVC Double glazed window to the front aspect, comprising three piece suite of WC, pedestal sink and walk-in shower area with raindrop style thermostatic shower. Extractor, heated towel rail and fully tiled walls and floor

## **Landing**

Glass balustrade staircase leading to first floor accommodation, doors off to all first floor rooms.

## **Bedroom 1**

9' 11" x 10' 10" excl. wardrobes ( 3.02m x 3.30m excl. wardrobes )

UPVC Double glazed window, radiator, carpet flooring, ceiling light, power sockets and built-in mirrored wardrobes.

## **Bedroom 2**

9' 10" excl. wardrobes x 9' 3" ( 3.00m excl. wardrobes x 2.82m )

UPVC Double glazed window to the rear aspect,

carpet flooring, power sockets, ceiling light and built-in double wardrobes.

## **Bedroom 3**

8' 11" x 6' 11" ( 2.72m x 2.11m )

UPVC Double glazed window to the front aspect, power sockets, ceiling light, radiator and carpet flooring.

## **Bathroom**

5' 5" x 7' 7" ( 1.65m x 2.31m )

UPVC Double glazed obscure window, comprising three piece suite of WC, inset sink and bath. Extractor, heated towel rail and fully tiled walls and floor.

## **Outside**

to the front of the property there is shared access to a gravel driveway providing off road parking for 2-3 cars and a double timber gates leading to the rear garden, also having a gravel area for additional secure parking. To the rear is a fully enclosed generously sized and beautifully curated rear garden, designed to be enjoyed year-round and perfect for both relaxation and entertaining. The space is thoughtfully laid out with multiple decking areas, creating distinct zones for dining, lounging and social gatherings, all seamlessly connected by lush planting and open lawn.

A standout feature is the inset fire pit, providing a warm and inviting focal point for evenings outdoors, while solar-operated water features add a calming ambience throughout the garden.

Nature lovers and keen gardeners will appreciate the impressive variety of established produce, including grape vines and an abundance of fruit and herb planting. The rear garden boasts strawberries, blueberries, mint and rhubarb, alongside mature plum, cherry and pear trees, offering both beauty and seasonal harvests. Completing the garden are a detached concrete sectional building, ideal for storage, workshop use or potential hobby space, and a separate timber shed, ensuring practical and flexible outdoor storage solutions. This exceptional garden offers a rare blend of space, character and

functionality - a true outdoor retreat with something for everyone.

## **Garage**

15' 11" x 8' 4" ( 4.85m x 2.54m )

Concrete sectional construction with up and over door

## **Timber Shed / Workshop**

9' 9" x 18' 3" ( 2.97m x 5.56m )



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## Counter Drain Drove, Tongue End Spalding

- SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY
- IMMACULATEDLY PRESENTED THROUGHOUT
- LARGE LOUNGE DINER & 22FT KITCHEN
- FAMILY BATHROOM & DOWNSTAIRS WET ROOM
- AMPLE OFF ROAD PARKING & CONCRETE SECTIONAL GARAGE TO REAR

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of



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