



18 MARIETTE WAY

SPALDING, PE11 1DT

£450,000
FREEHOLD

Welcome to Mariette Way, Spalding - a stunning property that offers the perfect blend of space, style, and comfort. This detached house boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms spread across 2,144 sq ft of living space. With considerable works being carried out in the last couple of years.

Situated in a sought-after location on a private no-through road, this property offers a peaceful and secure environment for you and your family. The immaculate presentation of the house is sure to impress even the most discerning buyer, with a new kitchen that is both modern and functional.

One of the standout features of this property is the ample parking space it provides - with room for up to 5 vehicles, parking will never be an issue when entertaining guests or returning home after a long day. Additionally, the double garage offers even more convenience and storage options.

18 MARIETTE WAY

- CHAIN FREE • LARGE MODERN KITCHEN
- DINER • STUNNING ENCLOSED REAR
- GARDEN • DOUBLE GARAGE • AT HOME OFFICE
- SPACE • GARDEN ROOM EXTENSION • AMPLE OFF
- ROAD PARKING • SOUGHT AFTER LOCATION • REAR
- GARDEN NOT OVER LOOKED AND SOUTH
- FACING • CALL TODAY



Summary

Welcome to Mariette Way, Spalding - a stunning property that offers the perfect blend of space, style, and comfort. This detached house boasts 2 reception rooms, 4 bedrooms, and 2 bathrooms spread across 2,144 sq ft of living space.

Situated in a sought-after location on a private no-through road, this property offers a peaceful and secure environment for you and your family. The immaculate presentation of the house is sure to impress even the most discerning buyer, with a new kitchen that is both modern and functional. All windows to front of house fitted with venetian blinds.

One of the standout features of this property is the ample parking space it provides - with room for up to 5 vehicles, parking will never be an issue when entertaining guests or returning home after a long day. Additionally, the double garage offers even more convenience and storage options.

Whether you're looking for a spacious family home or a place to entertain friends, this property ticks all the boxes. Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm of Mariette Way for yourself.

Entrance Hall

An impressive reception hall greets you, light and spacious with side stairs to the first-floor accommodation, radiator, power points and finished with modern attractive wood effect flooring.

W C

Comprising a modern two-piece suite, low level WC and wash hand basin set in vanity unit, ½ tiled walls, tiled flooring with underfloor heating, extractor fan and ceiling spotlights.

Lounge

A good-sized sitting room, bright and airy with UPVC box bay to front aspect and sliding patio doors onto the westerly facing rear gardens, radiator, power points, TV point and wall lights.

Kitchen/Diner

A stunning space, reconfigured and opened up to maximise the living space, a lovely light room with UPVC window to the rear aspect and UPVC French doors onto the westerly facing rear gardens, comprising a range of quality refitted base and eye level storage units with LED under cabinet lighting, incorporating straight edge work surface with 1 ¼ sink inset with mixer tap over, integrated Neff appliances, including oven and combination microwave oven, induction hob with stainless steel extractor fan over, dishwasher and fridge. Ample space for dining an all-important wine fridge and space for additional fridge freezer. Dual contemporary vertical radiators, TV point, ceiling spotlights and finished with modern attractive wood effect flooring. Symphony base and eye level storage units 2 additional power points under sink LED Up/down lights with sensors (exterior to french door)

Considerable works have been carried out to the property over the past 2 years and along with extensive reworking of the Kitchen Diner, new internal doors with chrome hardware, LVT click flooring to Hallway, Kitchen Diner, Utility and Family Bathroom.

Garden Room

A great addition to the accommodation, a versatile space to work from home or the family to gather, another light room with triple aspect, UPVC window to the front, dual UPVC windows to the side and door to the rear, radiator, power points and ceiling spotlights. Also TV point in the garden room.

Utility

a handy and functional room with UPVC window and part glazed door to the side aspect, comprising a range of quality refitted base and eye level storage units, incorporating straight edge work surface with stainless steel sink inset, pantry unit, plumbing and space for washing machine and pedestrian door through to the double garage. Symphony base, eye level and 3 additional larder units LED light Recently fitted Potterton EP2000 hot water/heating programmer

Double Garage

16'8 x 17'4 with double electric door, power and lights Upgraded electrical fuse board Wall mounted Worcester Bosch Boiler, eaves storage and UPVC side window Pedestrian door to Utility Wooden benches and shelves Exterior LED up/down lights with sensors

Bedroom 4

Window to front aspect, radiator and power points Hard wired internet connection, newly fitted wall units (available by negotiation)

Landing

With UPVC window to the front aspect, loft access and recessed airing cupboard. Access to loft space (which is part boarded) with fold down ladder Airing cupboard with courtesy light and external light switch

Bathroom

With frosted UPVC window to the side aspect, comprising a modern three-piece suite, low level WC, wash hand basin and curved panel bath with shower over and glass screen, fully tiled walls and heated towel rail. Soft-close WC seat LED light

Bedroom 1

a good double bedroom with UPVC window to the rear aspect and views over open greens, radiator and power points.

En-suite Shower Room

With frosted UPVC window to the front aspect, comprising a modern three-piece suite, low level WC, wash hand basin set in vanity unit and large shower with power shower, contemporary splash backs, chrome heated towel rail, extractor fan and tiled flooring. Soft-close WC seat Vanity unit with soft-close draws Aqualisa Quartz Thermostatic Power Shower LED light

Bedroom 2

another double bedroom with UPVC window to the rear aspect and views over open greens, radiator and power points.

Bedroom 3

another double bedroom with UPVC window to the rear aspect and views over open greens, radiator and power points.

Outside Space

A wonderful setting toward the end of a popular enclave a stroll from local amenities, the frontage is partially enclosed with a high degree of privacy by mature well stocked floral borders, the brick weave driveway has been extended and offers ample parking for at least four vehicles and leads to a DOUBLE GARAGE 16'8 x 17'4 with electric door, power and light, wall mounted Worcester Bosch boiler, eaves storage and pedestrian door. The rear gardens are a delight and wrap around to side, enjoying westerly and southerly aspects respectively, enclosed by panel fencing, with generous lawns a good degree of privacy with well stocked mature borders and extended patio seating leading to side lawns, raised decking and covered seating area.

18 MARIETTE WAY





SEDGE

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18 MARIETTE WAY

ADDITIONAL INFORMATION

Local Authority – South Holland

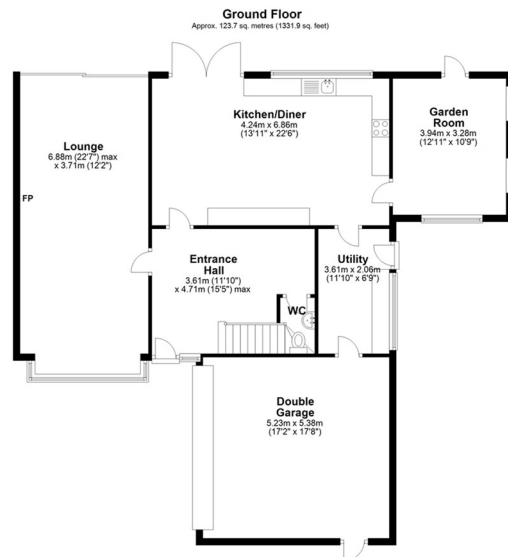
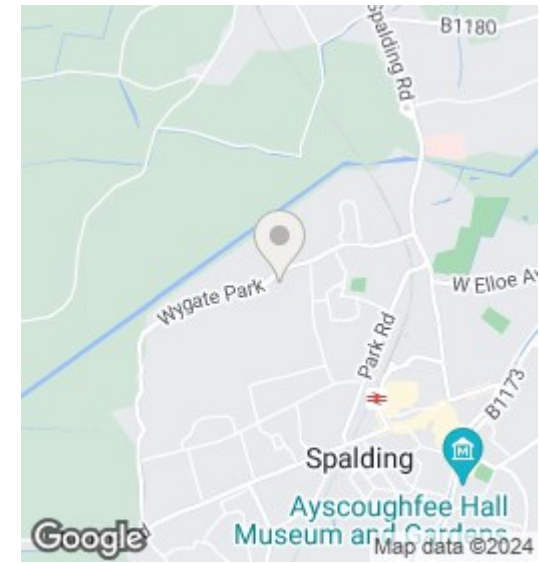
Council Tax – Band D

Viewings – By Appointment Only

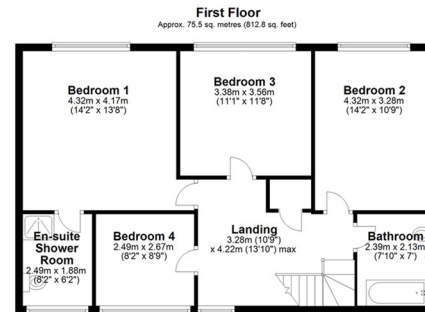
Floor Area – 2144.00 sq ft

Tenure – Freehold





Total area: approx. 199.2 sq. metres (2144.7 sq. feet)
18 marriette



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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