



**47 HAYWAIN DRIVE,  
SPALDING, PE11 3TQ**

**£365,000  
FREEHOLD**

Nestled in the charming Haywain Drive of Deeping St Nicholas, Spalding, this semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and two bathrooms spread across a generous 2,309 sq ft, this property offers ample space for comfortable living.

The house comes adorned with a high standard of decoration, exuding elegance and style in every corner. With a double garage and parking space for four vehicles, convenience is at the forefront of this home.

Perfect for a growing family, this property is a spacious haven offering room to grow and create lasting memories. The at-home office space provides a versatile option for those working remotely or seeking a quiet place to study.

# 47 HAYWAIN DRIVE,

- 4 BEDROOMS • DOUBLE GARAGE • DECORATED TO A HIGH STANDARD • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • ENCLOSED REAR GARDEN • LARGE LOUNGE • MODERN KITCHEN/DINER • CALL TODAY



## SUMMARY

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Situated in a great location, residents can enjoy the tranquillity of village life while still being within easy reach of nearby amenities. This large family home is a rare find that combines practicality with sophistication, making it a must-see for those in search of their dream abode.

## Entrance Hall

With a door to the front. Radiator and stairs to first floor.

## WC

With a low level wc, wash hand basin with tiled splash backs. Radiator.

## Lounge

The lounge is of irregular shape and offers 2 windows to the front and a patio door to the rear. Gas fireplace, TV and telephone points, 3 radiators.

## Kitchen/Diner

The kitchen has been fitted with a range of modern wall and base units with work surfaces over housing a one and half bowl sink/drainers with tiled splash backs. Integrated electric oven, gas hob, integrated dish washer and space for fridge/freezer. Radiator, tiled flooring. Door to utility and 1 window to front and 1 to rear.

## Utility

With base units and work surfaces over housing a sink. Plumbing for washing machine, central heating boiler and radiator. Tiled flooring. Window and door to rear.

## Office/Bedroom 5

With a window to the front, radiator.

## Double Garage

With power, light and up and over doors.

## Bedroom 1

With 2 windows to the front, 2 built in wardrobes, radiator and TV and telephone points. Door to en-suite

## Bedroom 2

With a window to front, radiator and Tv point.

## Bedroom 3

Window to front, Tv points, double door, double wardrobe and a door leading to an en-suite.

## Bedroom 4

Window to rear, double door, Double wardrobe, tv and electrical points.

## En-suite

En-suite, with toilet and sink basin, window to front.

## Landing

Stairs from the entrance hall, airing cupboard and loft access.

## En-suite Shower Room

Fitted with, shower cubicle, wash hand basin and low level wc with tiled splash backs. Extractor fan, shaver point, heated towel rail and tiled floor. Window to rear.

## Bathroom

Fitted with a bath with mixer taps and shower over, wash hand basin and low level wc with tiled splash backs. Extractor fan, radiator and window to rear.

## Outside

To the front the driveway is brick paved. The rear garden is enclosed by fencing and is mainly laid to lawn. There is a decked area, patio and access can be gained to the garage. An outside tap and garden lights.

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**ADDITIONAL INFORMATION**

**Local Authority** – South Holland

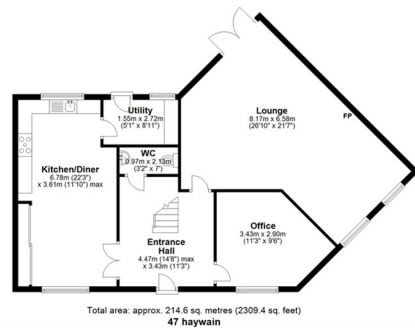
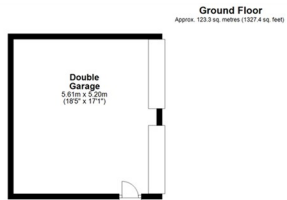
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 2309.00 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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

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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