



## 10 MANOR DRIVE SPALDING, PE12 7LY

**£280,000**  
**FREEHOLD**

This beautifully presented three-bedroom family home offers a perfect blend of character, space, and modern convenience. Featuring a bespoke handmade oak kitchen, a spacious open-plan lounge and dining area with a charming fireplace, and a bright conservatory leading to the south-facing garden, the property is designed for comfortable living.

The first floor boasts three well-proportioned bedrooms and a four-piece family bathroom. Additional highlights include a generous utility room, ample storage, and a low-maintenance block-paved driveway providing off-road parking and access to a single garage.

Situated in a sought-after location close to local amenities and transport links, this home is ideal for families looking for both style and practicality.



# 10 MANOR DRIVE

- Spacious Family Home • Bespoke Oak Kitchen • Generous Lounge/Dining Area • Bright Conservatory • Three Well-Sized Bedrooms • Four-Piece Bathroom • Extensive Storage • Low-Maintenance Frontage • South-Facing Rear Garden • Convenient Location



## Summary

This beautifully presented three-bedroom family home offers a perfect blend of character, space, and modern convenience. Featuring a bespoke handmade oak kitchen, a spacious open-plan lounge and dining area with a charming fireplace, and a bright conservatory leading to the south-facing garden, the property is designed for comfortable living. The first floor boasts three well-proportioned bedrooms and a four-piece family bathroom. Additional highlights include a generous utility room, ample storage, and a low-maintenance block-paved driveway providing off-road parking and access to a single garage. Situated in a sought-after location close to local amenities and transport links, this home is ideal for families looking for both style and practicality.

## Hallway

Entrance Hall (3.84m x 1.81m)  
A welcoming entrance featuring ceramic tiled flooring, a dado rail, and a double radiator. Includes a smoke detector, and a staircase leading to the first-floor landing. Access to the lounge via a part-glazed door and another door leading to:

## Lounge/Diner

A spacious and inviting living area featuring a living flame effect gas fire set in a cast surround with tiled inserts and an ornate Scandinavian Pine surround with a tiled hearth. Benefits from two TV points, parquet flooring, and two double radiators. A PVCu double-glazed bow window to the front aspect allows natural light, with sliding patio doors leading to:

## Conservatory

Constructed with a brick base and PVCu double-glazed units, this bright and airy conservatory has a polycarbonate roof with a ceiling fan and light. Features a TV point, radiator, ceramic tiled flooring, and French doors opening to the rear garden.

## Dining Room

Dining Room (3.56m x 2.74m)  
With a coved ceiling and ceramic tiled flooring, this charming space includes a telephone point, double radiator, and a built-in under-stairs storage cupboard. A walk-in pantry with shelving and a light point offers additional storage. Open plan to:

## Kitchen

A bespoke handmade kitchen crafted from reclaimed oak, featuring a matching range of wall-mounted units,

display cabinets with underlighting, and floor-standing units with worktop space. Includes a polycarbonate one-and-a-quarter bowl sink with a mixer tap, tiled splashback, plumbing for a dishwasher, a four-ring gas hob with an extractor hood, and a fitted Hotpoint electric fan-assisted double oven. The space is complemented by ceramic tiled flooring, recessed spotlights, a roof window, and a PVCu double-glazed bow window overlooking the rear aspect. Door to:

## Utility

Fitted with matching wall-mounted and floor-standing units, offering worktop space, plumbing for a washing machine, and space for a tumble dryer and fridge freezer. Features a double radiator, ceramic tiled flooring, a wall-mounted gas-fired combination boiler, and a PVCu double-glazed door providing side access. Door to:

## WC

Fitted with a close-coupled WC and ceramic tiled flooring. Includes a PVCu opaque double-glazed window to the side aspect.

## Garage

Up and over door.

## Landing

Includes a coved and textured ceiling, access to loft space, a smoke detector, and a PVCu double-glazed window to the side aspect. Door to:

## Bedroom 1

A well-proportioned double bedroom, TV point, radiator, and a PVCu double-glazed window to the front aspect.

## Bedroom 2

A bright and spacious room with a coved ceiling, double radiator, TV point, and a PVCu double-glazed window overlooking the rear aspect.

## Bedroom 3

A comfortable third bedroom with a coved ceiling, radiator, and a PVCu double-glazed window to the front aspect.

## Bathroom

Recently refitted with a four-piece suite, comprising a tiled shower enclosure with a fitted shower, a close-coupled WC, a deep panel bath taps and shower attachment, and a pedestal wash hand basin. Additional features include a coved ceiling with recessed

spotlights, a shaver point, an extractor fan, a wall-mounted vertical towel radiator, and a PVCu opaque double-glazed window to the rear aspect.

## Outside

### Outside

#### Front Garden

Designed for low maintenance, the front garden is laid with block paving, providing ample off-road parking and leading to a single garage. Includes gated access to the rear garden and courtesy lighting.

#### Garage (4.83m x 2.49m)

With an up-and-over door, power and lighting, plus a PVCu double-glazed window to the side aspect.

#### Rear Garden

A beautifully maintained, south-facing garden enclosed by wooden panel fencing. Features an extensive paved patio, lawn, flower and shrub borders, and a dedicated cultivation area. Additional amenities outside tap, courtesy lighting, a summerhouse.



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### ADDITIONAL INFORMATION

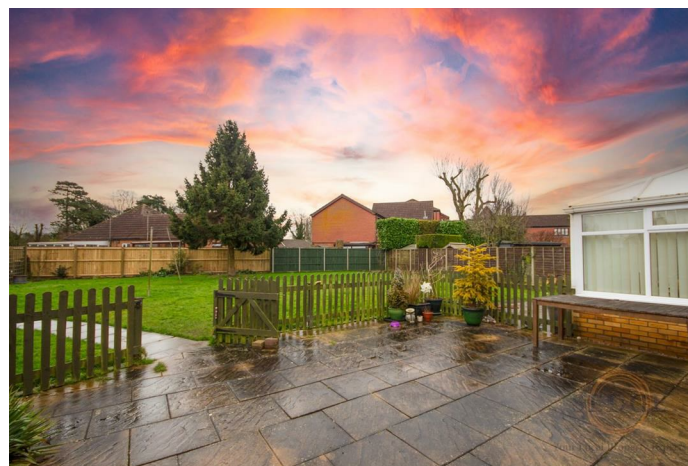
**Local Authority** – South Holland

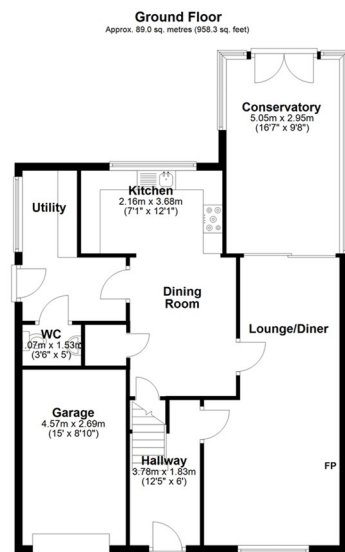
**Council Tax** – Band C

**Viewings** – By Appointment Only

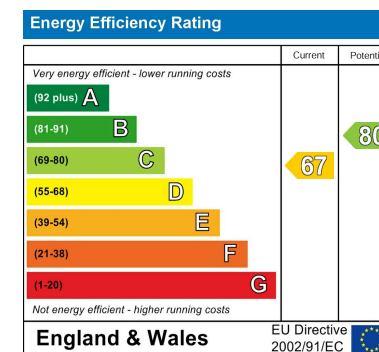
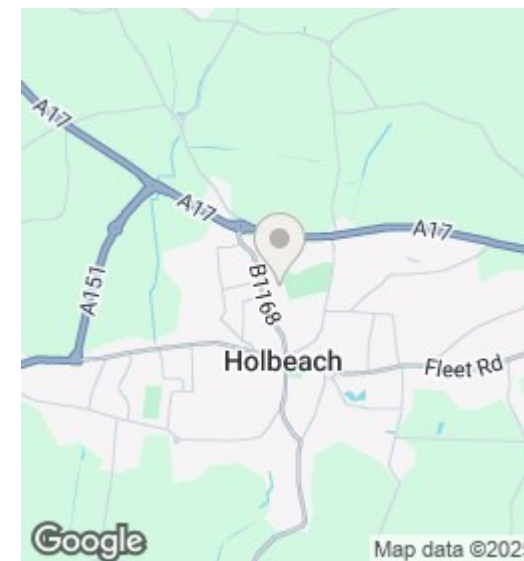
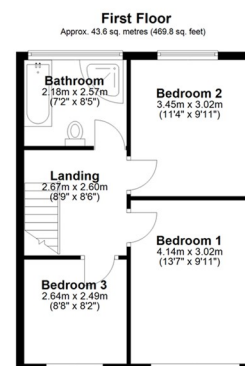
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 132.7 sq. metres (1428.2 sq. feet)  
10 Major Drive



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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