



## 21 WYGATE MEADOWS

SPALDING, PE11 1XZ

**£465,000**  
**FREEHOLD**

Sedge Estate Agents are pleased to present this beautifully refurbished four-bedroom detached home in the sought-after Wygate Meadows. Nestled in a quiet cul-de-sac, the property features a spacious open-plan kitchen/diner, a dual-aspect lounge with French doors to the landscaped garden, and a separate utility room. Upstairs, four double bedrooms include a primary suite with fitted wardrobes and an en-suite, plus a modern family bathroom. With off-road parking for four vehicles, an integral double garage, and well-maintained gardens, this stylish home is close to schools, local amenities, and Spalding town centre.



# 21 WYGATE MEADOWS

• Beautifully refurbished four-bedroom detached home • Spacious open-plan kitchen/diner • Dual-aspect lounge • Primary bedroom with fitted wardrobes • Three further double bedrooms • Contemporary family bathroom • Ample off-road parking • Landscaped rear garden • Peaceful cul-de-sac location • Close to Woolram Wygate Primary School, local amenities, and Spalding town centre.



## Summary

Sedge Estate Agents are delighted to present this beautifully refurbished four-bedroom, two-reception room DETACHED FAMILY HOME, perfectly positioned on a generous corner plot in the sought-after Wygate Meadows area.

Nestled at the end of a peaceful cul-de-sac, this property has been thoughtfully updated to offer stylish and modern living, while still maintaining its spacious and airy feel, with many rooms benefiting from a dual-aspect design. The home is ideally located within walking distance of Woolram Wygate Primary School and local amenities, with Spalding town centre just a short drive away, providing access to a wide range of major facilities.

### Interior Features:

Upon entering, you are welcomed into a bright and inviting hallway with stairs leading to the first floor. The spacious lounge boasts a feature fireplace, creating a cosy yet contemporary atmosphere, while French doors open out onto the beautifully landscaped rear garden.

The open-plan kitchen/diner has been reconfigured to provide an exceptional social and family space, featuring a stylish breakfast bar, high-quality appliances, and ample worktop space. The kitchen flows seamlessly into the separate utility room, which provides additional storage and practical space, with a modern cloakroom conveniently located nearby.

Upstairs, the generous gallery landing leads to four well-proportioned double bedrooms. Bedroom one benefits from fitted wardrobes and a sleek, modern en-suite shower room. The remaining three double bedrooms are served by a contemporary three-piece family bathroom, designed with high-end finishes.

### Exterior Features:

The property offers ample off-road parking for up to four vehicles, with potential for extension, leading to an integral double garage, one of which is equipped with a

remote-controlled electric door.

The front and side gardens are beautifully maintained and laid to lawn, while the landscaped rear garden provides multiple patio seating areas, perfect for following the sun throughout the day and creating a peaceful outdoor retreat.

This stunning home has been refurbished to an excellent standard, offering a perfect blend of modern style and practicality. Viewing is highly recommended to fully appreciate the space, quality, and location this fantastic property has to offer.

## Entrance Hall

Entrance Hall (3.96m x 3.78m / 13'0" x 12'5")

A grand and welcoming entrance with a spacious layout, setting the tone for the rest of the home. Finished with high-quality flooring and stylish décor, this space exudes sophistication. A stunning staircase adds to the impressive first impression.

## Dining Room

Dining Room (4.04m x 4.06m / 13'3" x 13'4")

Designed for elegant dining experiences, this well-proportioned room offers a warm and inviting atmosphere. Large windows allow natural light to flood the space, complementing the refined décor and high-end finishes.

## Kitchen

Kitchen (4.52m x 4.88m / 14'10" x 16'0")

A beautifully appointed kitchen with a contemporary yet timeless design. Featuring high-spec appliances, sleek cabinetry, and stylish worktops, this space is both functional and aesthetically pleasing. A central island provides additional workspace and seating, making it perfect for socialising.

## Lounge

Lounge (7.01m x 4.01m / 23'0" x 13'2")

A spacious and comfortable living area with a refined, cosy ambiance. Thoughtfully designed with premium materials, the room benefits from ample natural light and a

well-balanced layout. Ideal for relaxing or entertaining guests, this space effortlessly combines style and comfort.

## Utility

Utility Room (2.92m x 2.82m / 9'7" x 9'3")

A practical and well-organised space, featuring high-quality cabinetry and ample storage. Designed for convenience, this room provides additional laundry and storage facilities while maintaining the elegant aesthetic of the home.

## WC

WC (2.26m x 0.86m / 7'5" x 2'10")

A stylishly finished cloakroom with contemporary fittings and a sleek design, offering convenience for guests and residents alike.

## Double Garage

Double Garage (5.51m x 6.81m / 18'1" x 22'4")

A generously sized double garage providing ample space for vehicles and additional storage. Finished to a high standard, with excellent lighting and easy access to the home.

## Landing

Landing (6.17m x 3.86m / 20'3" x 12'8")

A bright and airy landing that enhances the home's sense of space. Thoughtfully designed with tasteful décor and a seamless flow between rooms.

## Bedroom 1

Bedroom 1 (4.34m x 5.38m / 14'3" x 17'8")

The impressive principal bedroom offers a true sanctuary, with ample space and refined décor. Large windows provide plenty of natural light, enhancing the sense of luxury and tranquility.

## En-suite Shower Room

En-suite Shower Room (2.79m x 2.04m / 9'2" x 6'8")

A beautifully designed en-suite with a high-quality shower, sleek fittings, and stylish finishes. This private space adds an extra touch of elegance to the master suite.

## Bedroom 2

Window to front, two Storage cupboard, door, two double doors.

## Bedroom 3

Bedroom 3 (3.07m x 4.04m / 10'1" x 13'3")

A spacious and elegant bedroom with high-end finishes. Large windows create a bright and airy feel, while the neutral décor offers a calming retreat.

## Bedroom 4

Bedroom 4 (2.67m x 3.89m / 8'9" x 12'9")

A beautifully presented bedroom with a stylish finish. The well-proportioned layout ensures comfort and versatility, perfect as a guest room or home office.

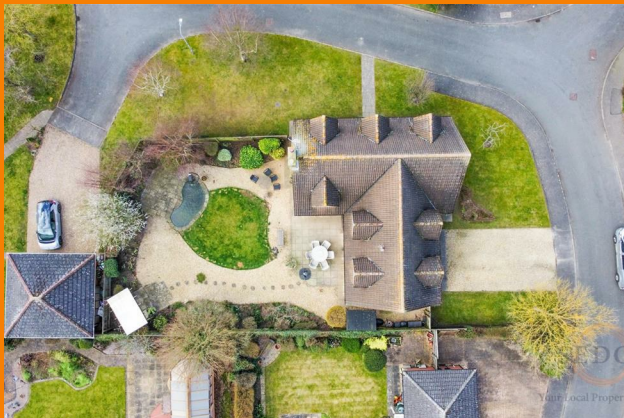
## Bathroom

Bathroom (2.72m x 2.26m / 8'11" x 7'5")

A luxurious family bathroom featuring premium fixtures, a modern suite, and elegant tiling. Designed for relaxation, this space exudes sophistication and quality.



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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

**Council Tax** – Band E

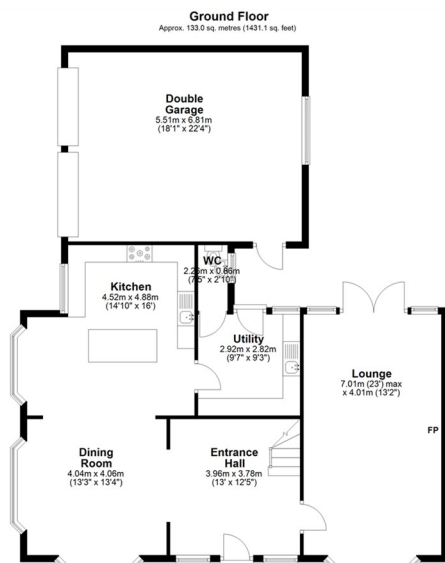
**Viewings** – By Appointment Only

**Floor Area** – 2603.00 sq ft

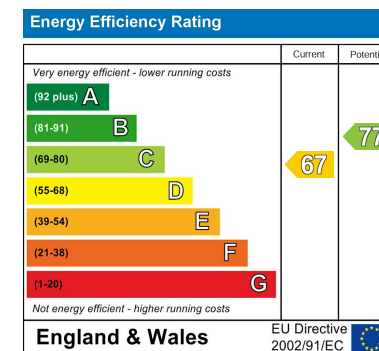
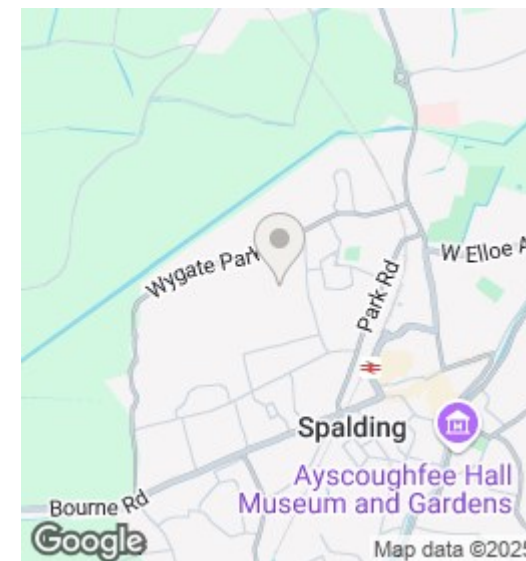
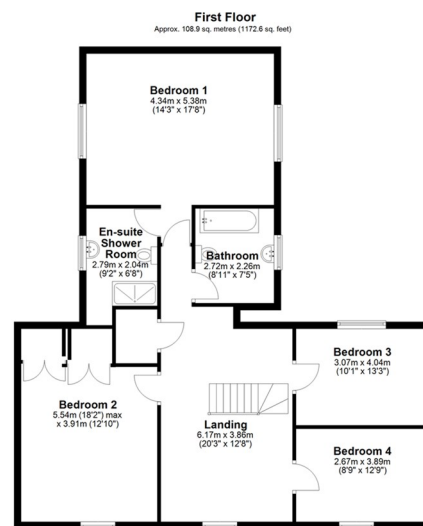
**Tenure** – Freehold







Total area: approx. 241.9 sq. metres (2603.7 sq. feet)  
**21 Wygate Meadows**



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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