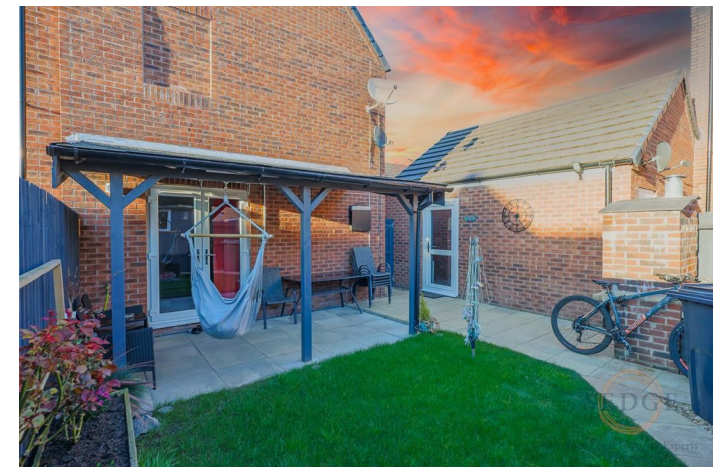




4 SOLENT DRIVE SPALDING, PE11 3BF

£225,000
FREEHOLD

A beautifully presented three-bedroom semi-detached home situated in the sought-after Wygate Park area. This stylish property offers spacious and modern living, featuring a bright lounge with French doors leading to the garden, a contemporary kitchen diner with integrated appliances, and a convenient utility room. The first floor boasts a generous master bedroom with a fitted wardrobe and en-suite, two further bedrooms, and a family bathroom.

Externally, the property offers a driveway with parking for two vehicles, a landscaped rear garden with a patio, pergola, and insulated garden shed with power and lighting. The former garage has been converted into a versatile studio space, ideal for a home office or occasional bedroom, with full planning permission.

Located close to local schools, shops, and amenities, this property also offers excellent transport links, with Peterborough just 19 miles away, providing direct train services to London King's Cross in under 50 minutes.



4 SOLENT DRIVE

- Three-bedroom semi-detached home
- Spacious lounge
- Modern kitchen diner
- Convenient utility room
- Generous master bedroom
- Landscaped rear garden
- Driveway with parking for two vehicles
- Garage converted into a versatile studio space with full planning permission
- Stylish and practical finishes throughout
- Excellent transport links



Entrance Hallway

Entrance Hallway

Bright and spacious hallway featuring a skimmed ceiling, centre spotlight, gloss laminate plank flooring, and a radiator. Includes alarm controls, an alarm speaker, BT point, and a central heating thermostat. The staircase leads to the first floor, with a door opening into:

Cloakroom

Modern two-piece suite comprising a low-level WC and a pedestal wash hand basin with a mixer tap and tiled splashback. Includes a medicine cabinet, skimmed ceiling, extractor fan, vinyl plank-effect flooring, radiator, and electric consumer unit.

Lounge

A light-filled living room with a UPVC double glazed window to the front and French doors opening to the side garden. Features a skimmed ceiling, centre light fitting, two radiators, alarm sensor, BT point, and TV point (currently set up for Sky).

Kitchen/Diner

Spacious and stylish kitchen diner with UPVC double glazed windows to the front and side elevations. Fitted with a wide range of soft-close base, eye-level, and drawer units with work surfaces over and tiled splashbacks. Includes an inset one-and-a-quarter bowl stainless steel sink with mixer tap, integrated Zanussi dishwasher, stainless steel fan-assisted oven, gas hob with canopy extractor, and integrated fridge freezer. Vinyl plank flooring, two double radiators, skimmed ceiling, inset LED lighting, smoke alarm, and centre light fitting.

Utility

Functional utility space with a range of base and eye-level units, work surfaces, and tiled splashbacks. Space for washing machine, understairs storage, vinyl plank flooring, radiator, skimmed ceiling, inset LED lighting, and extractor fan.

Landing

Spacious landing with a skimmed ceiling, centre spotlight, smoke alarm, loft access, and a storage cupboard with a hanging rail and shelving.

Master Bedroom

Generously sized double bedroom with a UPVC double glazed window to the front elevation. Includes a fitted double wardrobe with a hanging rail and shelving, skimmed ceiling, centre light fitting, double radiator, and BT point.

En-suite

Modern en-suite with a three-piece suite, including a low-level WC, pedestal wash hand basin with mixer tap, and a fully tiled shower cubicle with an Mirror power shower. Features vinyl plank flooring, heated towel rail, inset LED lighting, extractor fan, and shaver point.

Bedroom 2

Double bedroom with a UPVC double glazed window to the front elevation, skimmed ceiling, centre light fitting, and double radiator.

Bedroom 3

Bright third bedroom with a UPVC double glazed window to the side elevation, skimmed ceiling, centre light fitting, and double radiator.

Bathroom

Stylish family bathroom featuring a three-piece suite with a low-level WC, pedestal wash hand basin with mixer tap, and a bath with mixer tap and additional shower attachment. Includes part-tiled walls, vinyl plank flooring, heated towel rail, inset LED lighting, extractor fan, and an obscure UPVC double glazed window to the front.

Studio (former garage)

Converted garage with full planning permission for use as a studio. Features a UPVC double glazed window to the front, skimmed ceiling, centre light fitting, access to loft space, separate electric consumer unit, smoke alarm, internet wiring, and laminate flooring. Ideal for use as a home office, occasional bedroom, or creative space.

Exterior

Front Garden & Driveway: Tarmac driveway and a gravelled area provide parking for two vehicles. The front garden is laid to lawn with paved pathways and shrub borders.

Rear Garden:

Generous rear garden with a patio area, sensor lighting, electrics, and a cold water tap. Additional patio with a covered pergola, lawn with raised shrub borders, and a wooden garden shed (fully insulated with power and lighting). Includes a barbecue area, perfect for outdoor entertaining.

Location & Amenities

Location & Amenities:

Situated in the popular Wygate Park area, the property benefits from proximity to local primary schools and a parade of shops, including a Co-Op mini supermarket. The nearby town centre offers a full range of shopping, banking, leisure, educational, and medical facilities, as well as bus and railway stations.

Transport Links:

Peterborough, located 19 miles south, offers direct train services to London King's Cross with a minimum journey time of 46 minutes.

Directions

Directions:

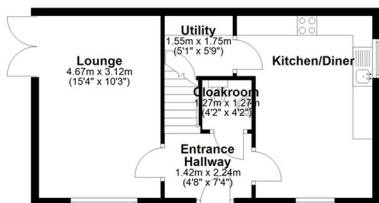
From Sedge Estate Agents' office, head along New Road and turn left at the traffic lights onto Pinchbeck Road. Continue through two sets of traffic lights. At the third set, turn left onto Woolram Wygate. Cross the level crossing and take the fifth left onto Claudette Avenue. Then, turn left onto Nicolette Way, followed by a left onto Saltern Drive, and finally, left onto Solent Drive.

4 SOLENT DRIVE



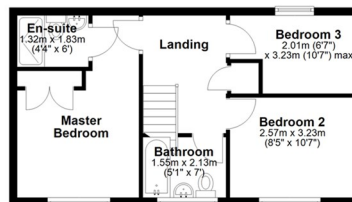


Ground Floor
Approx. 51.7 sq. metres (556.5 sq. feet)



Total area: approx. 92.3 sq. metres (993.2 sq. feet)
4 Solent

First Floor
Approx. 40.6 sq. metres (436.7 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	81	
(69-80) C		
(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

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

