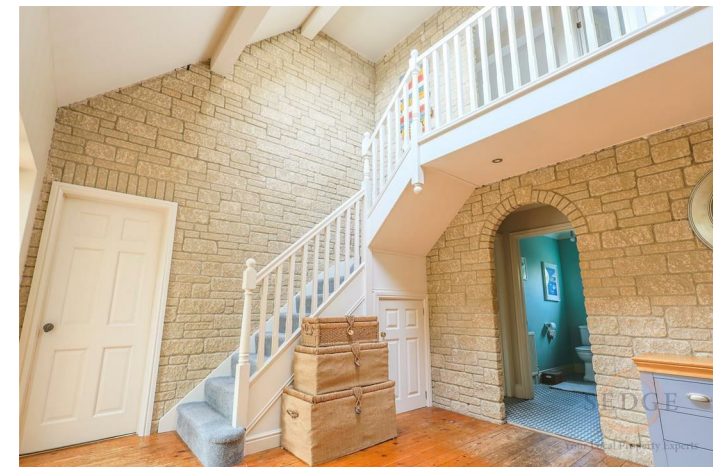




## ABBEYFIELDS 6 MONKSHOUSE COURT

SPALDING, PE11 3YS

**£549,950**  
**FREEHOLD**

Sedge Estate Agents are delighted to present this beautifully presented, modern detached three-bedroom chalet, situated in a sought-after location in Spalding. This spacious family home offers versatile living with a generous layout, featuring a lounge, kitchen, dining room, utility, conservatory, and a downstairs WC. The ground floor also boasts a large principal bedroom with an en-suite, while the first floor offers two further double bedrooms and a stylish four-piece bathroom. Outside, the property enjoys a generous garden with a purpose-built summer house and adjoining store, along with a double and single garage, plus ample off-road parking. This exceptional home is not to be missed—early viewings are highly recommended to appreciate all it has to offer.



# ABBEYFIELDS 6 MONKSHOUSE COURT

- Spacious Detached Chalet • Sought-After Location • Generous Living Space • Stylish Kitchen & Dining Room • Ground-Floor Principal Bedroom • Beautiful Garden & Summer House • Ample Parking & Garages • Modern Four-Piece Bathroom • Conservatory Retreat • Move-In Ready



## Entrance Hall

Storage cupboard, stairs, open plan, door to:

## Lounge

Lounge – A bright and airy living space featuring a large uPVC double glazed box window to the front, filling the room with natural light. The focal point is a charming feature fireplace, creating a cosy atmosphere. A sliding door leads to the side of the property, offering easy access to the garden.

## Conservatory

This charming conservatory offers a relaxing retreat with uPVC double glazed windows surrounding the space. The tiled flooring adds a stylish touch, and a door provides access to the front of the property.

## Kitchen

Stylishly fitted with a matching range of base and eye-level units topped with granite work surfaces. The kitchen includes a sink with a mixer tap and a uPVC double glazed window overlooking the rear garden. Double doors open onto the garden, making it perfect for indoor-outdoor living.

## Dining Room

A spacious dining area with a uPVC double glazed window to the side, allowing plenty of light. The room comfortably accommodates a large dining table and features a double radiator. A door leads through to the conservatory.

## Master Bedroom

The spacious principal bedroom is located on the ground floor, benefiting from a uPVC double glazed box window overlooking the rear garden. It includes a built-in wardrobe and a double radiator. A door leads to the en-suite.

## Dressing Room

Door to:

## En-suite Shower Room

Fitted with a modern three-piece suite comprising a shower enclosure, wash hand basin, and low-level WC. The room also features a heated towel rail and a uPVC double glazed window to the side.

## WC

Conveniently located on the ground floor, the WC features a two-piece suite with a wash hand basin and low-level WC. There is also a radiator and a frosted uPVC double glazed window to the side.

## Utility

Utility Room  
Practical and well-equipped, the utility room features a range of base and eye-level units with worktop space over, providing plenty of storage. There is a radiator, a uPVC double glazed window to the side, and access to the inner hallway.

## Landing

A spacious landing area with a built-in storage cupboard and doors leading to the first-floor bedrooms and bathroom.

## Bedroom 2

A generous double bedroom with uPVC double glazed windows to the front and side, offering dual aspect views. The room benefits from a double radiator, access to the loft, and ceiling spotlights.

## Bedroom 3

Another spacious double bedroom featuring uPVC double glazed windows to the rear and side, filling the room with natural light. The room also includes a double radiator.

## Bathroom

Stylishly fitted with a contemporary four-piece suite, including a bath, shower enclosure, wash hand basin, and low-level WC. A heated towel rail adds comfort and luxury.

## External

The property is set back from the road with a neatly maintained front lawn, bordered by a variety of shrubs and bushes. A driveway to the side leads to double gates, providing access to extensive off-road parking and a double garage with an external door.

The rear garden is generously sized and mainly laid to lawn, with a patio area ideal for outdoor dining. Mature trees, shrubs, and bushes border the garden, providing privacy and charm.

At the rear of the garden, you'll find a purpose-built summer house with bi-fold doors opening onto a patio area—perfect for entertaining or use as a home office. An adjoining store offers additional storage space.



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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

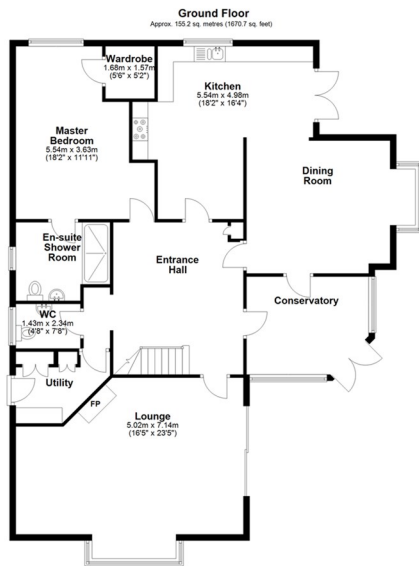
**Council Tax** – Band E

**Viewings** – By Appointment Only

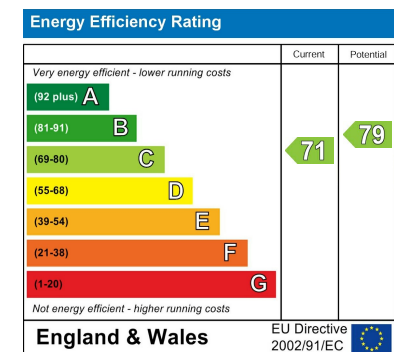
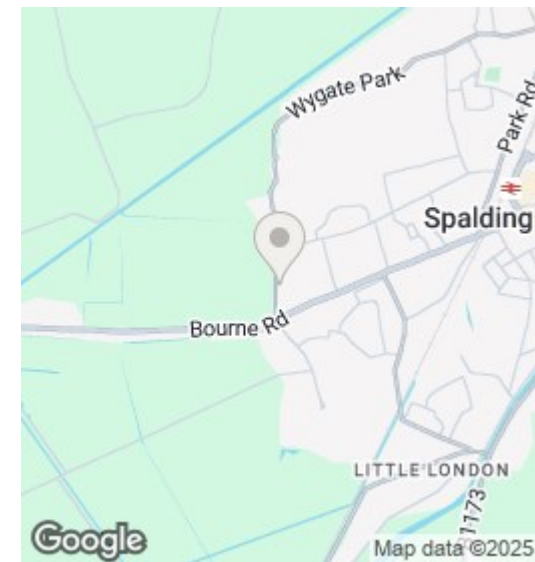
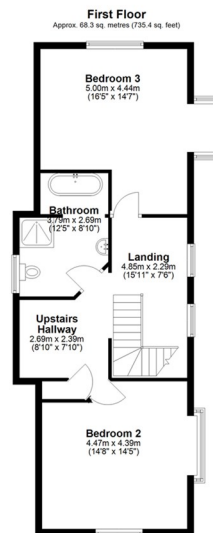
**Floor Area** – 2400.00 sq ft

**Tenure** – Freehold





Total area: approx. 223.5 sq. metres (2406.1 sq. feet)  
**6 Monkshouse**



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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