



66 SAXON CLOSE

SPALDING, PE12 6AX

£315,000
FREEHOLD

This beautifully modernised and extended home offers stylish, move-in ready living with spacious accommodation throughout. Featuring a stunning open-plan kitchen/dining area kitchen has a Quooker boiling water tap and an induction hob, a bright sun lounge, and a ground floor bedroom with en suite, the property is finished to a high standard. With three further bedrooms upstairs all of which have large built in wardrobes, a sleek shower room, ample parking, a garage, and a private rear garden overlooking the Coronation Channel, British Gas Hive controlled heating with the hive thermostats on most of the radiators, this is a fantastic home in a sought-after location.

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- Immaculate and extended family home finished to a high standard
- Stunning open-plan kitchen/diner with modern fittings
- Spacious lounge and additional sitting room
- Ground floor bedroom with stylish en-suite bathroom
- Modern shower room on the first floor
- Three further well-proportioned bedrooms upstairs
- Dedicated home office, ideal for remote working
- Ground floor WC and separate pantry for added convenience
- Generous driveway with garage for parking and storage
- Private rear garden with views over the Coronation Channel



Summary

Modern, Stylish & Extended Family Home with Channel Views – A Must-See!

This beautifully updated and substantially extended home offers modern, high-quality living with spacious and versatile accommodation throughout. Recently renovated to a superb standard, the property now features a contemporary open-plan kitchen and dining area, ideal for entertaining and family life.

The ground floor comprises a welcoming entrance hall, modern cloakroom, comfortable lounge, open-plan kitchen/dining space, bright sun lounge with garden views, and a ground floor bedroom with its own en suite bathroom. Upstairs, there are three generously sized bedrooms and a sleek, refitted shower room.

Outside, the front garden has been landscaped for low maintenance with plenty of off-road parking and access to a single garage. The rear garden is of a good size, mainly laid to lawn with a paved seating area and established borders—offering excellent privacy and attractive views over the Coronation Channel.

This is a fantastic opportunity to own a truly move-in ready home in a desirable location—early viewing is highly recommended.

Room Descriptions

Entrance Hall

A welcoming entrance space providing

access to the main reception rooms and staircase to the first floor.

WC – 1.57m x 1.78m (5'2" x 5'10")

Conveniently located on the ground floor, this cloakroom includes a modern suite and is finished to a clean, contemporary standard.

Lounge – 4.88m x 3.48m (16'0" x 11'5")

A spacious and bright main living area, ideal for relaxing or entertaining, with ample room for a variety of furnishings.

Kitchen/Diner – 5.87m x 3.81m (19'3" x 12'6")

This immaculate, modern kitchen/diner is the heart of the home, featuring high-quality fittings, generous worktop space, and plenty of room for family dining and entertaining.

Pantry – 1.35m x 1.04m (4'5" x 3'5")

A useful storage space located just off the kitchen, perfect for food and kitchen essentials.

Sitting Room – 4.62m x 3.48m (15'2" x 11'5")

A versatile second reception room with a peaceful outlook, ideal for use as a snug, reading room, or family lounge.

Bedroom 4 – 5.05m x 2.62m (16'7" x 8'7")

A spacious ground floor double bedroom with its own access to an en-suite, perfect for guests or multi-generational living.

En-suite Bathroom – 2.46m x 2.62m (8'1" x

8'7")

A well-proportioned en-suite serving Bedroom 4, featuring a modern suite and stylish finishes.

Garage – 4.70m x 2.62m (15'5" x 8'7")

Attached single garage providing secure storage or parking, with potential for workshop space.

Office – 3.66m x 2.67m (12'0" x 8'9")

A dedicated home office space—ideal for remote working or running a business from home, with excellent natural light.

Bedroom 1 – 3.63m x 3.58m (11'11" x 11'9")

A generous double bedroom with space for wardrobes and furniture, perfect as the main bedroom.

Bedroom 2 – 2.77m x 3.53m (9'1" x 11'7")

A well-sized double bedroom, offering flexibility for guests, family, or additional office space.

Bedroom 3 – 4.72m x 2.59m (15'6" x 8'6")

Another bright and spacious bedroom with ample space, ideal for children or visiting family.

Bathroom – 1.75m x 2.26m (5'9" x 7'5")

A stylish and modern shower room featuring contemporary fittings, sleek tiling, and a walk-in shower enclosure.

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ADDITIONAL INFORMATION

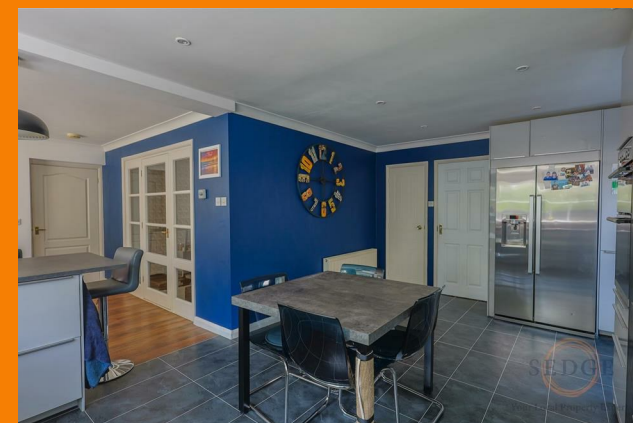
Local Authority – South Holland

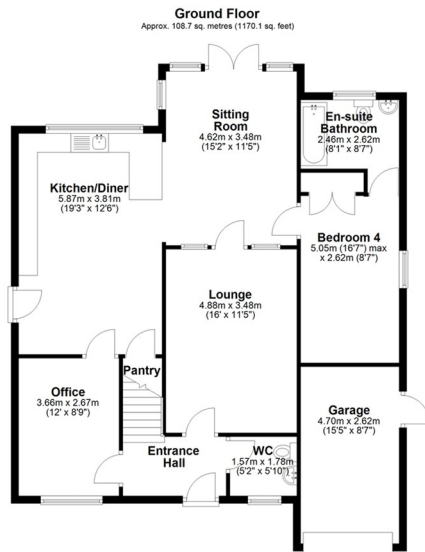
Council Tax – Band D

Viewings – By Appointment Only

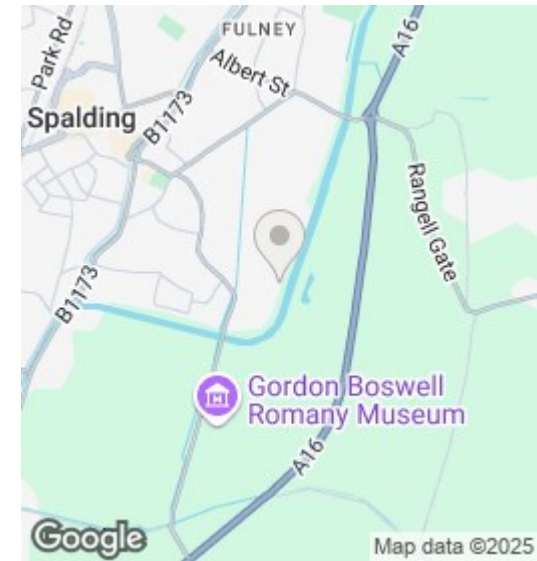
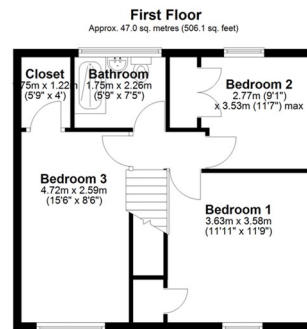
Floor Area – 1700.00 sq ft

Tenure – Freehold





Total area: approx. 155.7 sq. metres (1676.2 sq. feet)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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
	73	84

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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