



## **29 Wedgewood Drive, Spalding, PE11 3FJ**

**£360,000**

- Extended Four Bedroom Detached Home
- Refitted Kitchen/Diner
- Orangery
- Refitted En Suite and Family Bathroom
- Summer House ideal for a Home Office

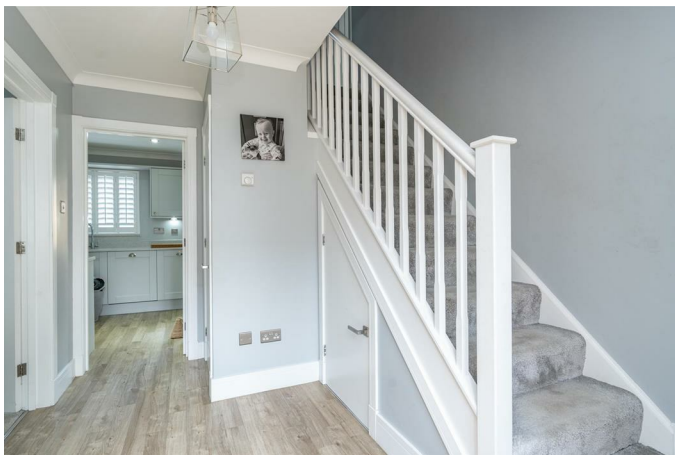
- Presented To a High Standard Throughout
- Viewing is Highly Advised
- Enclosed Rear Garden
- Council Tax Band: C



MOVE IN and ENJOY! This EXTENDED, FOUR bedroom FAMILY home has been REFURBISHED throughout to a HIGH STANDARD. Internally there is a REFITTED kitchen/diner with ORANGERY off, good size lounge and there is a REFITTED cloakroom. Upstairs there are FOUR good size bedrooms with the master having a REFITTED EN SUITE and there is a REFITTED bathroom. All rooms have custom fitted blinds.

Outside there is an office/ playroom or gym which it is presently used as. There are front and rear gardens, To the front is a gravel driveway leading to the single garage. To fully appreciate this home internal viewing is a must.

### Entrance Hall



The double glazed front door opens up to the spacious hallway which has stairs to first landing, radiator and an under stairs storage cupboard.

### Living Room 16'9" x 14'2" (5.13 x 4.32)



The focal point of this room is the inset electric flame effect fire, there are two double glazed

windows to front aspect with custom fitted white shutters and there are two radiators.

### Kitchen/Diner 25'6" x 9'1" (7.78 x 2.78)



The refitted kitchen/diner has a range of base and wall mounted units with complimentary quartz work tops over and "Amtico" flooring. There are a range of "Bosch" appliances, including, oven, microwave, fridge/freezer, dishwasher, washing machine and a gas hob with extractor hood over. The waste bins are fitted inside a cupboard so out of sight. There is a double glazed door to rear garden, double glazed window overlooking the rear garden with custom fitted white shutters and there is a radiator.



**Orangery 12'0" x 10'4" (3.66 x 3.16)**



This is the ideal room to relax in at the end of a hard day or as a children's play room. There are bi folding doors to the rear garden, double glazed window and letting in even more light is a roof lantern. The flooring is "Amtico".

**Cloakroom 4'1" x 4'10" (1.26 x 1.49)**



The refitted cloakroom has a low level WC, sink with vanity unit under, radiator and "Amtico" flooring.

**First Floor Landing**



The first floor landing has access to the loft, airing cupboard and a radiator.

**Bedroom One 9'8" x 11'9" (2.95 x 3.60)**



There are fitted wardrobes along one wall, radiator and double glazed window to rear aspect with custom fitted white shutters.

**En Suite 5'4" x 5'10" (1.65 x 1.79)**



The refitted en suite consists of a corner shower cubicle. low level WC, sink with vanity unit under, heated towel rail, tiling to all walls and floor, frosted double glazed window to rear aspect.



**Bedroom Two 15'10" x 8'1" (4.84 x 2.48)**



Double glazed window to front aspect, with custom fitted white shutters and a radiator.

**Bedroom Three 10'4" x 11'9" (3.15 x 3.59)**



Two double glazed windows to front aspect, both with custom fitted white shutters, storage cupboard and a radiator.

**Bedroom Four 10'2" x 12'5" (3.10 x 3.81)**



Double glazed window to rear aspect with custom fitted white shutters and a radiator.

**Family Bathroom 5'4" x 7'2" (1.65 x 2.20)**

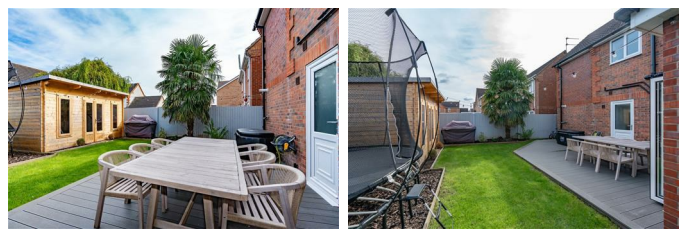


The refitted bathroom consists of a low level WC, bath with separate shower over, sink with vanity unit under, heated towel rail, tiling to all walls and flooring and a frosted double glazed window to rear aspect.

**Rear Garden**



There is decking which leads to lawned area with flower and shrub borders, outside tap and gated side entrance.



### Summer House 14' x 10'9" (4.27m x 3.28m)



The wooden built summer house has light and power. Presently it is used as a gym but would also make an ideal office if required.

### Front Garden



There is a small area laid to shrubs and a gravel driveway providing off road parking for a couple of vehicles and leading to the integrated garage.

### Garage



there is an up and over door and a wall mounted boiler.

### Property Postcode

For location purposes the postcode of this property is: PE11 3FJ

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No charge

Property construction: Brick

Electricity supply: Scottish Power

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains Drainage

Heating: Gas Central Heating

Heating features: No

Broadband: As stated by Ofcom,

Mobile coverage: As stated by Ofcom,

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Rivers and the Sea - Medium. Surface Water - Low.

Coastal erosion risk: No

Japanese Knotweed: No



Planning permission: Please refer to SHDC planning portal for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C

### **Viewing Arrangements**

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### **Offer Procedure**

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### **Ark Property Centre**

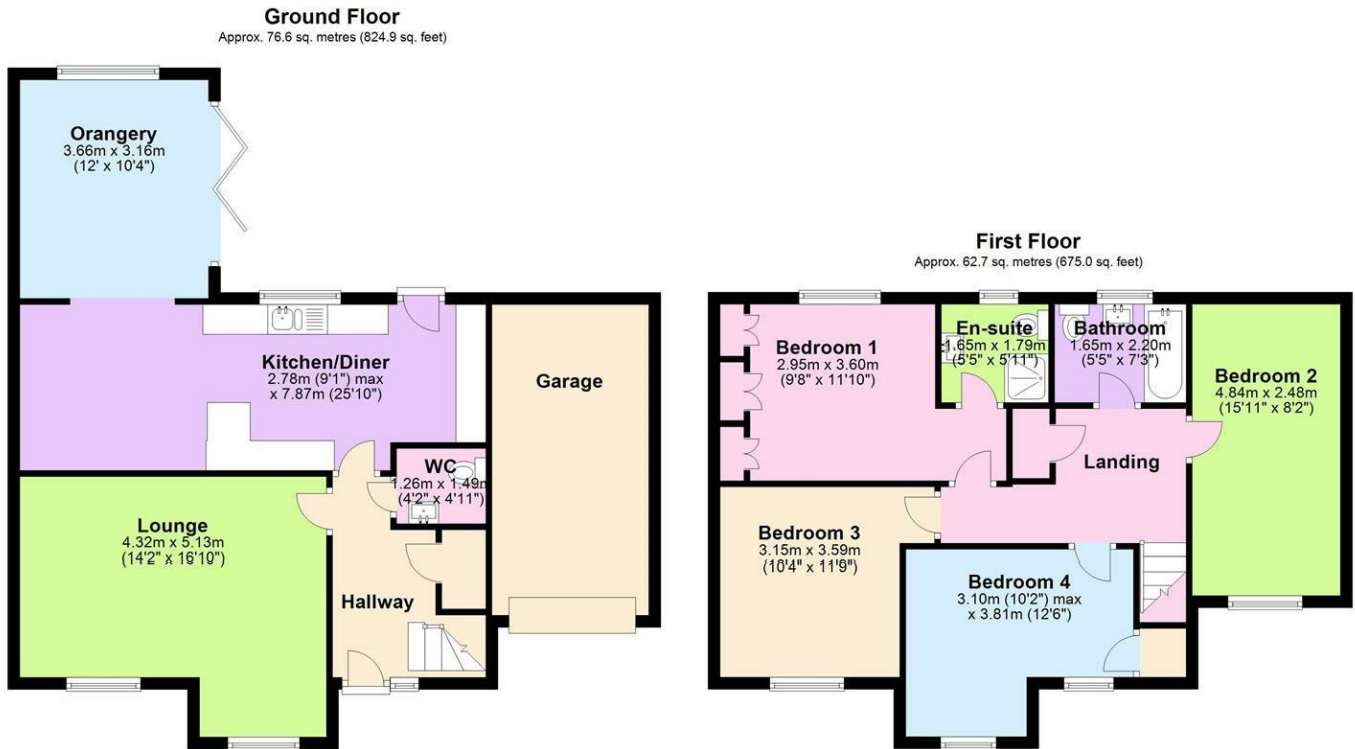
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

### **Disclaimer**

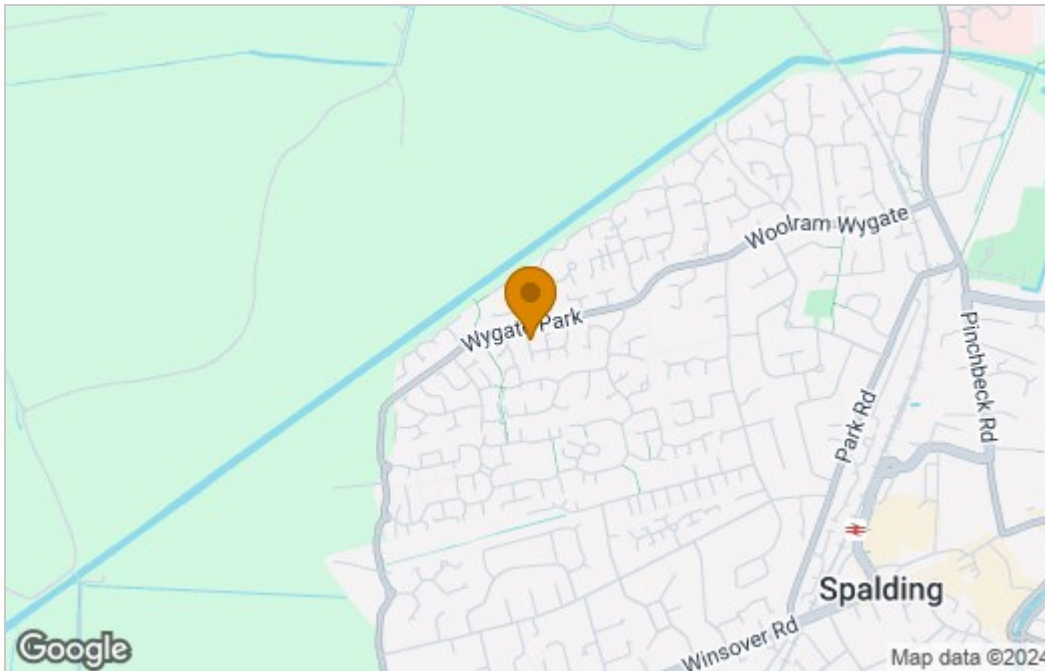
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

## Floor Plan

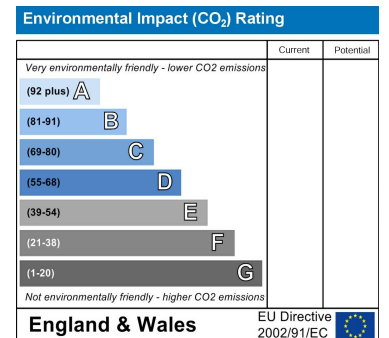
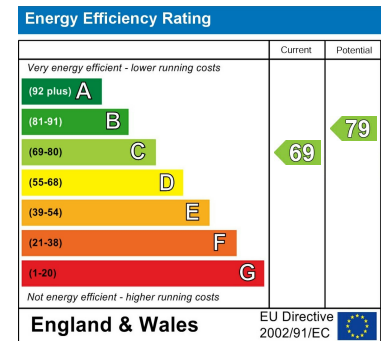


Total area: approx. 139.3 sq. metres (1499.8 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

