



## 26 Wedgewood Drive, Spalding, PE11 3FJ

**£275,000**

- Beautiful decor throughout
- Spacious rooms
- Great layout
- Cul de sac location
- Modernised throughout
- Three good size bedrooms
- Popular estate for families
- Close to local amenities

Looking for your dream family home? This stunning and spacious three-bedroom detached property, nestled in a quiet cul-de-sac, offers everything a growing family could need. With a fantastic flow on the ground floor that's perfect for both everyday living and entertaining, a charming gallery landing that adds a touch of elegance, and stylish decor throughout, this home is ready for you to move straight in. Don't miss your chance to make it yours—book your viewing today and see if it's the perfect fit for your family!

### Entrance Porch

UPVC double glazed door and windows to the front and side elevations. UPVC double glazed door to:

### Entrance Hall



Stairs to first floor landing. Under stairs storage cupboard. Radiator.

### Lounge 14'5" x 11'1" (4.41m x 3.40m)



Double doors from entrance hall. UPVC double

glazed window to the front elevation. Feature fireplace with inset fire. Radiator.

### Cloakroom



Two piece suite comprising of WC. Wash hand basin. Part tiling to walls. Extractor fan. Radiator.

### Kitchen 14'6" x 11'3" (4.44m x 3.45m)



Two UPVC double glazed windows to the front elevation Matching base and wall units. Sink with mixer taps over. 5 ring gas hob with feature angled hood over. Twin ovens. Integrated fridge freezer. Plumbing for dishwasher. Kick board lighting. Radiator.



**Utility 6'7" x 4'9" (2.02m x 1.45m)**

UPVC double glazed door to the side elevation. Base and eye level units with work top over. Plumbing for washing machine. Space for fridge freezer. Radiator.

**Dining Room 11'10" x 9'3" (3.61m x 2.84m)**



Square arch to conservatory. Radiator.

**Conservatory 14'2" x 8'7" (4.32m x 2.62m)**



Low level brick wall. UPVC double glazed windows to the rear and side elevations. UPVC double glazed French doors to the side elevation.



**Landing**



Feature window to the front elevation on half landing. UPVC double glazed window to the front elevation. Airing cupboard. Access to loft space.



**Bedroom 1 14'6" x 11'6" (4.43m x 3.51m)**



UPVC double glazed window to the rear elevation.  
Radiator.

**Bedroom 2 11'1" x 10'4" (3.39m x 3.17m)**



UPVC double glazed window to the front elevation.  
Radiator.

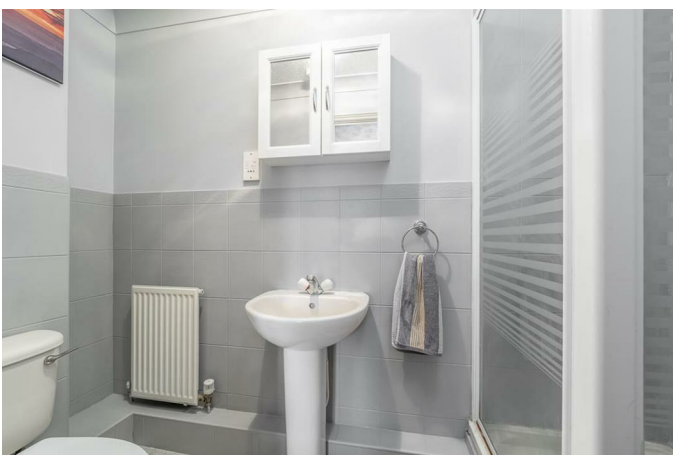


**Bedroom 3 9'3" x 7'10" (2.84m x 2.40m)**



UPVC double glazed window to the rear elevation.  
Radiator.

**En-suite**



Three piece suite comprising of WC. Wash hand basin. Shower cubicle. Part tiled to walls. Radiator. Extractor.

## Bathroom



UPVC double glazed window to the side elevation. Four piece suite comprising of WC. Twin wash hand basins with vanity unit. Shower bath with taps over and rainfall style shower head. Bi fold screen. Extractor fan. Heated towel rail.



## Exterior



Front: Open plan to the front with off road parking, access to single garage, lawn area. Gated access to the rear garden.

Rear: Enclosed by timber fencing. Lawn and patio area. Raised decking area with pergola over.



## Garage 15'9" x 8'3" (4.81m x 2.53m)

Up and over vehicular door. Power and light connected. Wall mounted central heating 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

Property construction: Brick Built

Electricity supply: Octopus

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and None over Data. Vodafone is None over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: Shared access to driveway

Flood risk: No

Coastal erosion risk: No

Japanese Knotweed: No  
Planning permission: No  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: C70

### **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**

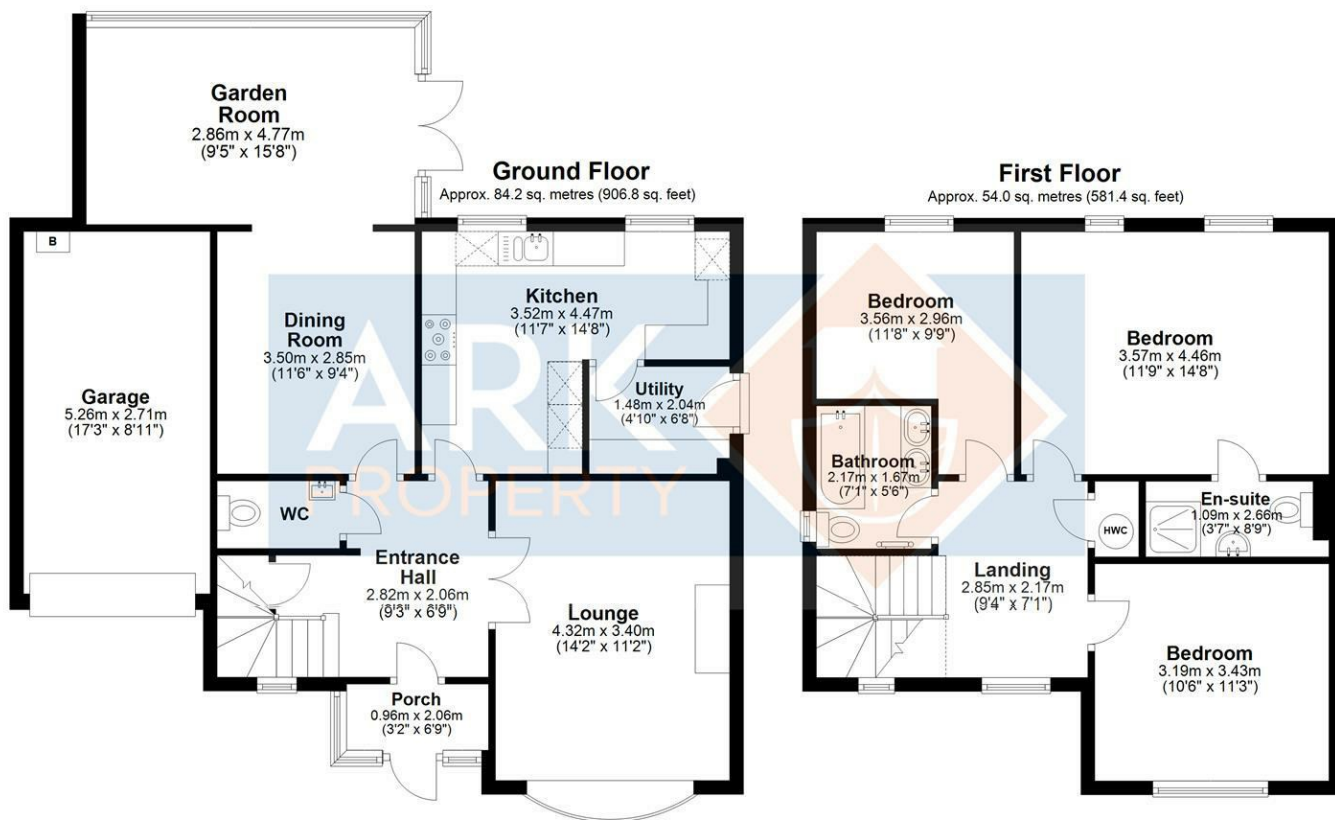
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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

### **Disclaimer**

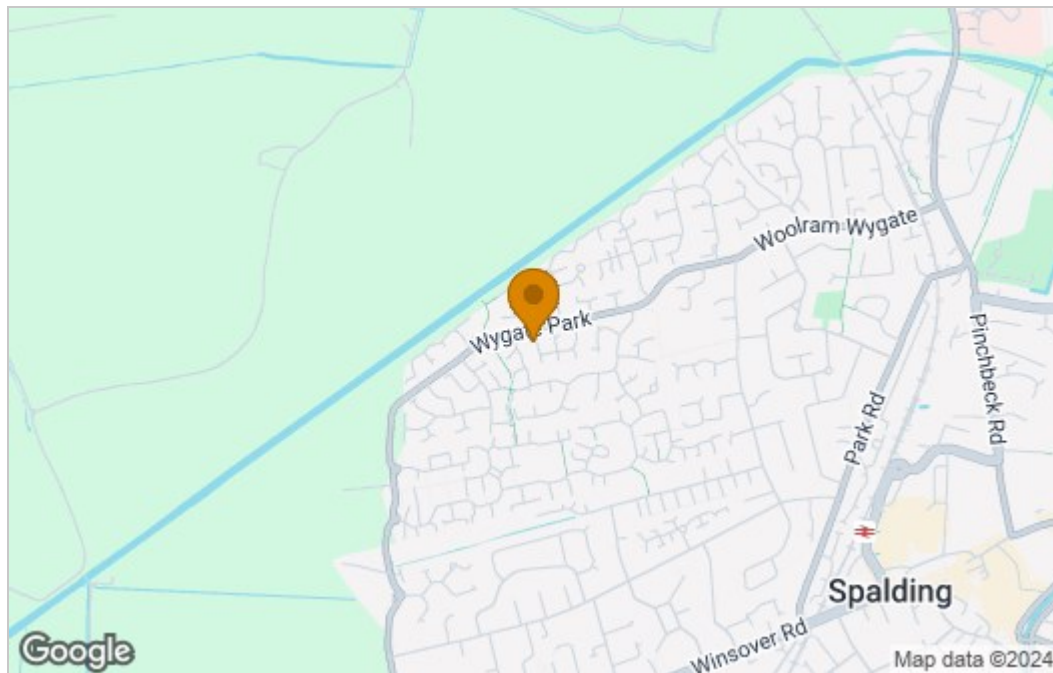
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to 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

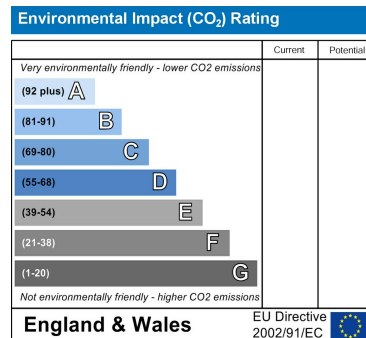
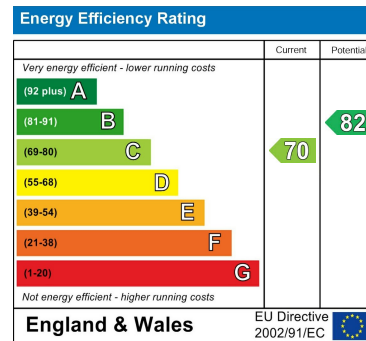


Total area: approx. 138.3 sq. metres (1488.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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