



## 2 MANOR DRIVE SPALDING, PE12 7LY

**£232,500**  
**FREEHOLD**

Open to Offers.

This spacious three-bedroom detached home offers generous and well-planned accommodation, featuring a large lounge/diner, open-plan kitchen with pantry, separate utility room, downstairs WC, and an integral garage. Upstairs provides two large double bedrooms, a single bedroom, and a family bathroom. Externally, the property benefits from ample off-road parking, a garage, and a sizeable rear garden with patio and storage shed. Ideally located within a five-minute walk of the town centre and close to local schools and supermarkets, this property is perfectly suited to family living.

# 2 MANOR DRIVE

- Three-bedroom detached family home
- Two large double bedrooms and one single bedroom
- Spacious lounge/diner with garden access
- Open-plan kitchen with pantry storage
- Family bathroom with over-bath shower
- Separate utility room and downstairs WC
- Integral garage with off-road parking
- Large driveway with side access
- Generous rear garden with patio and storage shed
- Walking distance to town, schools, and amenities



## Summary

This well-presented three-bedroom detached family home offers spacious and versatile accommodation throughout, along with a garage, ample off-road parking, and a generous rear garden. Conveniently located within a short five-minute walk of the town centre, the property is ideally positioned for local schools, supermarkets, and everyday amenities, making it an excellent choice for families and professionals alike.

### Ground Floor

**Entrance Hallway – 3.20m x 1.83m**

A welcoming entrance hall providing access to the main living areas and staircase to the first floor.

**Lounge/Diner – 8.20m x 3.89m**

A spacious and light-filled living and dining area featuring a window to the front, additional side window, and sliding doors opening onto the rear garden—ideal for family living and entertaining.

**Kitchen – 3.51m x 2.57m**

An open-plan kitchen with window overlooking the rear garden, ample storage, and access to a useful pantry cupboard.

**Utility Room – 2.36m x 2.82m**

A practical additional workspace with windows to the rear and side, bi-fold

doors opening onto the garden, and internal access to the garage.

**Downstairs WC – 1.20m x 1.27m**

Fitted with a toilet and wash basin.

**Garage – 4.60m x 2.82m**

Integral garage with up-and-over door, offering secure parking or additional storage.

### First Floor

**Landing – 2.64m x 2.31m**

Providing access to all first-floor rooms.

**Bedroom One – 4.42m x 3.40m**

A generous double bedroom positioned at the front of the property, offering ample space for bedroom furniture.

**Bedroom Two – 3.65m x 3.40m**

A further large double bedroom located to the rear, benefiting from a built-in storage cupboard.

**Bedroom Three – 3.45m x 2.31m**

A well-proportioned single bedroom, ideal as a child's room, guest bedroom, or home office.

**Family Bathroom – 2.11m x 2.31m**

Fitted with a three-piece suite comprising a bath with over-the-bath shower, wash basin, and WC, with window to the rear.

### Outside

#### Front

A large driveway providing ample off-road parking, access to the garage, and side access to the rear garden.

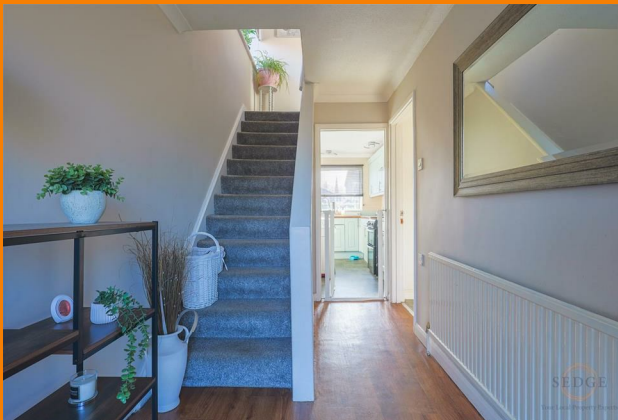
#### Rear Garden

A spacious and private garden featuring a basic patio area suitable for outdoor seating and a large storage shed, offering excellent outdoor space for families or entertaining.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

# 2 MANOR DRIVE





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### ADDITIONAL INFORMATION

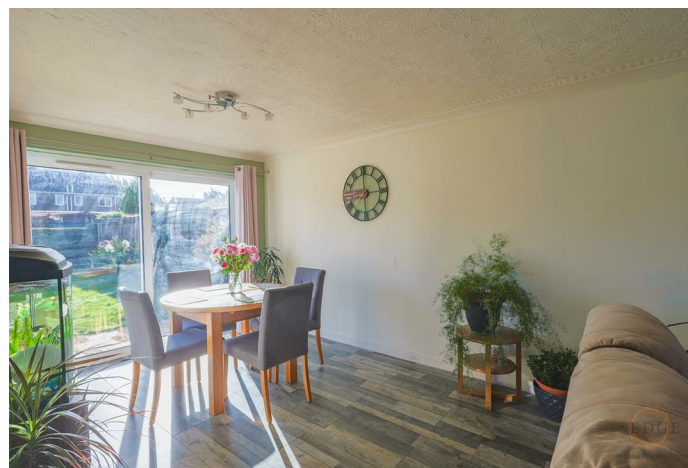
**Local Authority** – Council Tax

**Council Tax** – Band C

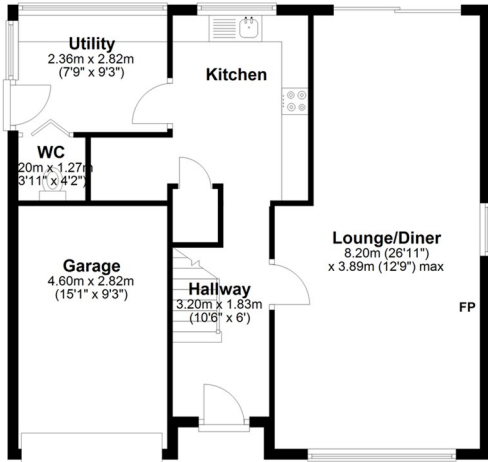
**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold

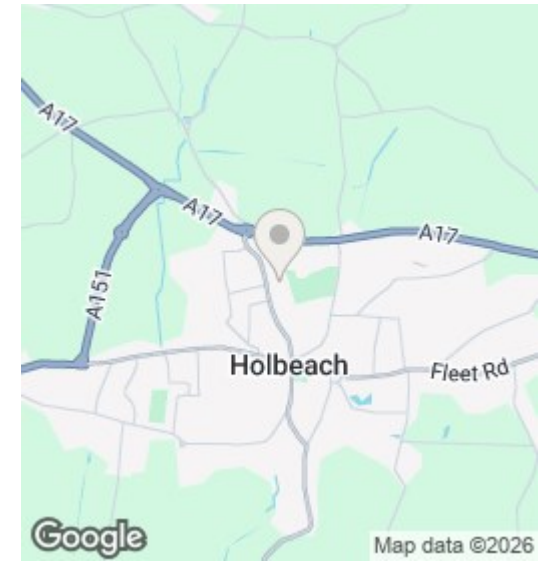
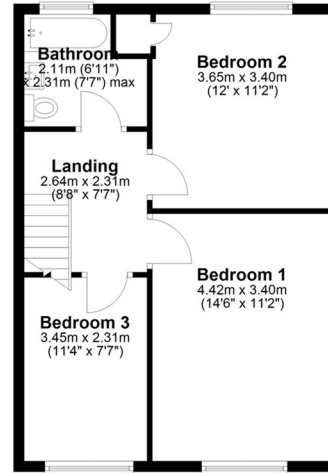


**Ground Floor**  
Approx. 70.9 sq. metres (763.0 sq. feet)



Total area: approx. 118.9 sq. metres (1280.3 sq. feet)  
**2 Manor Drive**

**First Floor**  
Approx. 48.1 sq. metres (517.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>80</b>
	<b>63</b>	
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

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