



## **1 Sherwood Drive, Spalding, PE11 1QW**

**£425,000**

- Expansive open-plan living created through high-quality extensions.
- Luxury principal suite with dressing room and en-suite.
- Immaculate interiors with stylish, well-maintained finishes throughout.
- Timber garden cabin ideal as an office, studio, or leisure space.
- Extensive driveway parking for multiple vehicles
- Neatly landscaped gardens offering attractive outdoor living areas.

Discover a truly one-of-a-kind detached family residence on the highly regarded Sherwood Drive in Spalding — a home that has been thoughtfully extended and meticulously finished to offer exceptional space, style, and comfort.

Presented in immaculate condition inside and out, this premium property delivers an impressive blend of contemporary open-plan living and carefully curated private spaces, creating an unrivalled environment for modern family life.

Rarely does a property combine such expansive living accommodation, premium finishes, and unique character in this sought-after location. This remarkable home is ready to move straight into and offers a standard of family living that is truly hard to match.

Early viewing is strongly advised to fully appreciate the scale, quality, and individuality on offer.

**Entrance Hall 15'1" x 5'10" (4.62m x 1.79m)**



Composite glazed entrance door with glazed side panels. Port hole window to side. Tiled flooring. Stairs to first floor landing with built in under stairs storage. Vertical column radiator. Doors to lounge and kitchen.



**Living Room 23'11" x 11'9" (7.29m x 3.60m)**



PVC double glazed window to front. Glazed door to side. Sliding patio doors to rear. LVT flooring. Radiator. Built in media wall with inset living flame gas fire. TV recess and console storage area.



**Conservatory 12'11" x 10'7" (3.94m x 3.23m)**



Brick and PVC construction with poly carbonate roof. Ceiling light/fan. Herringbone LVT flooring. French doors opening to garden. Air conditioning unit. The blinds to doors and windows are motorised.



**Kitchen/Diner 11'4" x 21'1" (3.46m x 6.45m)**



PVC double glazed window to rear. Coving to skimmed ceiling with recessed spot lighting and built in speakers. Tiled flooring. Vertical column radiator. Fitted with a matching range of base and eye level

units with quartz work surfaces and matching upstands. Four ring induction hob with splash back and extractor hood over. Integrated twin Neff eye level hide and slide oven and combination oven. Integrated dishwasher. Space and plumbing for American style fridge/freezer.



**Garden Room 13'9" x 15'1" (4.20m x 4.62m)**



PVC double glazed windows and French doors opening to garden. Coving to skimmed ceiling and recessed spot lighting. Glazed ceiling lantern. Tiled flooring. Vertical column radiator. Air conditioning unit. The blinds to doors and windows and the ceiling lantern are motorised.



**Lounge 14'0" x 11'8" (4.27m x 3.58m)**



PVC double glazed window to front. Coving to skimmed ceiling with recessed spot lighting and built in speakers. Tiled flooring. Vertical column radiator. Exposed brick fireplace with granite hearth and cast iron log burner.



**Lobby**

Doors to front passageway, utility room and garage. The front passageway has a glazed door.

**Utility/WC 6'7" x 11'2" (2.02m x 3.41m)**



Skimmed ceiling with recessed spot lighting. Extractor fan. Tiled flooring. Vertical column radiator. Fitted base units with roll edge work surface and tiled splash back. Inset composite sink with mixer tap over. Built in utility cupboard with space and plumbing for washing machine and tumble dryer.

**First Floor Landing**



Doors to bedrooms and bathroom.

**Bedroom 1 13'11" x 12'10" (4.25m x 3.93m)**



PVC double glazed window to front. Coving to skimmed ceiling. Tiled flooring. Radiator. Wall mounted air conditioning unit. Door to dressing room. Under floor heating. The blinds to windows are motorised.



**Dressing Room 9'11" x 5'8" (3.03m x 1.75m)**



PVC double glazed window to rear. Coving to skimmed ceiling with recessed spot lighting. Tiled flooring with under floor heating. Bespoke fitted furniture comprising wardrobes, drawers and shelving units. Opening to en-suite



**En-suite 6'8" x 5'5" (2.04m x 1.67m)**



PVC double glazed window to rear. Skimmed ceiling with recessed spot lighting. Extractor fan. Tiled flooring. Full height wall tiling. Shaver point. Wall mounted mirrored vanity cabinet. Wall mounted towel rail with electric override. Fitted with a three piece suite comprising oversized walk in shower enclosure with mixer shower and hand held attachment. Wash hand basin with mixer tap. Concealed cistern toilet with built in vanity unit with storage.

**Bedroom 2 12'7" x 10'11" (3.86m x 3.33m)**



PVC double glazed window to front. Skimmed ceiling. Vertical column radiator. Bespoke fitted bedroom furniture comprising three door wardrobe, shelving, chest of drawers, dressing table/office desk and bedside tables. The blinds to windows are motorised.



**Bedroom 3 11'0" x 10'10" (3.36m x 3.32m)**



PVC double glazed window to rear. Skimmed ceiling. Radiator.

**Bathroom 6'5" x 7'2" (1.97m x 2.19m)**



PVC double glazed window to rear. Skimmed ceiling with recessed spot lighting. Extractor fan. Tiled

flooring. Wall mounted central heated towel rail with electric override. Fitted wall mounted illuminated vanity cabinet. Fitted panel bath with chrome mixer tap, built in mirror/TV. Mains Mira ceiling mounted shower with rainfall head and hand held attachment. Wash hand basin with chrome mixer tap and concealed cistern toilet set in vanity unit with built in storage. Under floor heating.

**Study 9'7" x 7'4" (2.94m x 2.26m)**



PVC double glazed window to front. Skimmed ceiling. Herringbone LVT flooring. Vertical column radiator. Stairs to second floor bedroom.

**Second Floor Bedroom 10'2" x 18'6" (3.12m x 5.66m)**



Three Velux windows. Skimmed and vaulted ceiling. Laminate flooring. Wall mounted air conditioning unit.



**Outside**



To the front of the property is an extensive gravel driveway and block paved driveway providing off road parking for multiple vehicles. Side gate leading to the rear garden.

The rear garden is enclosed by timber fencing. Well landscaped to include generous patio seating area with lawn and raised bed planters. There is a timber store. Cabin and log store (3.36m x 3.60m) Outside light, power points and cold water tap available. Timber garden building with timber deck and veranda. Power, light and workbench included. There is an electric car charger on the garage wall in between the garage and lounge.



### Garage 16'6" x 13'0" (5.04m x 3.97m)

Oversized garage with electric roller shutter door to front. Power and light connected. Radiator. Wall mounted mains gas central heating boiler and hot water cylinder.

### Property Postcode

For location purposes the postcode of this property is: PE11 1QW

### Additional Information

PLEASE NOTE:

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

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have

any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Freehold

Council tax band: C

Annual charge: No

Property construction: Brick built

Electricity supply: Ovo

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Wood/multi fuel burner

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

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited 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 Oversized single garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

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.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

### Disclaimer

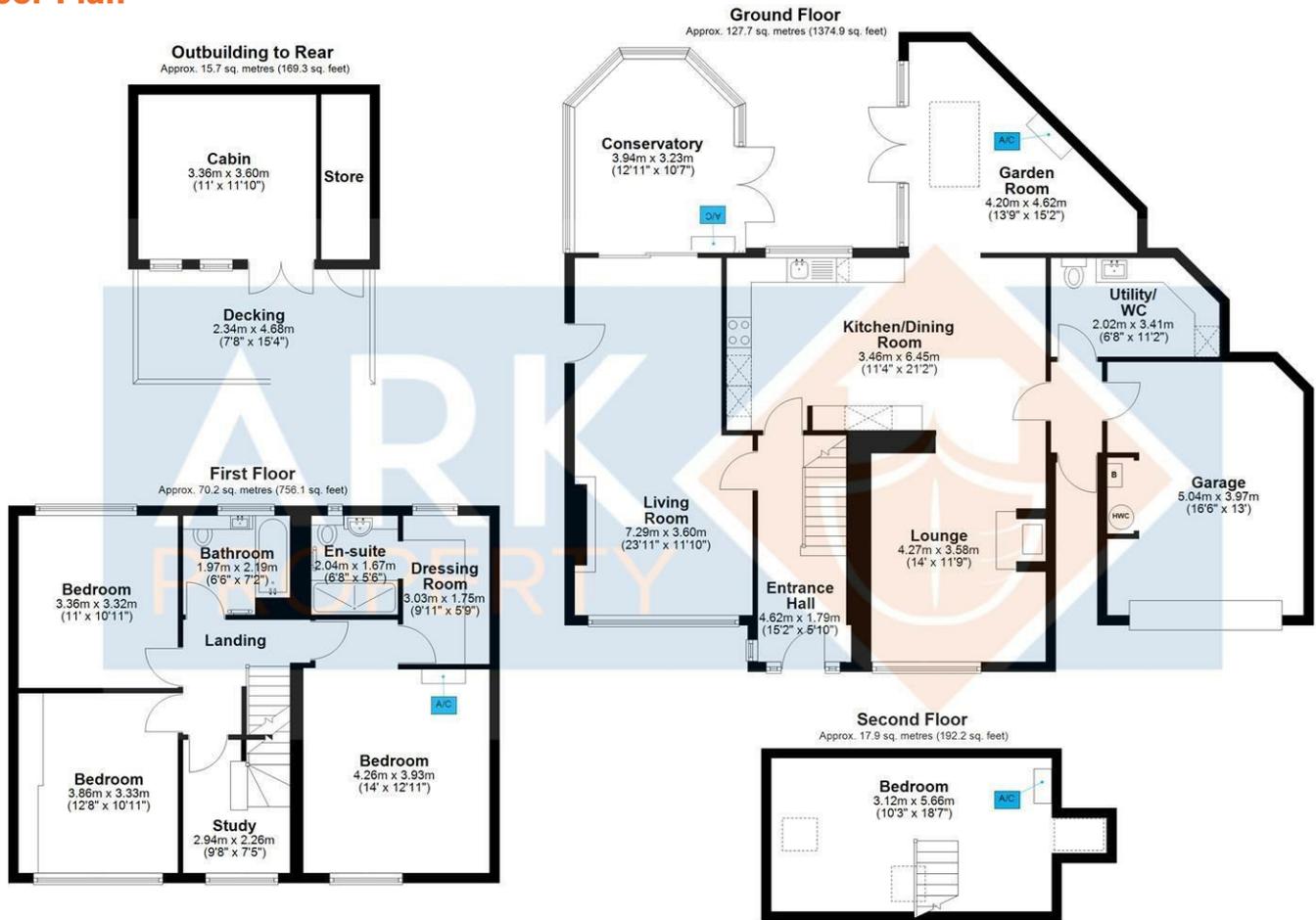
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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







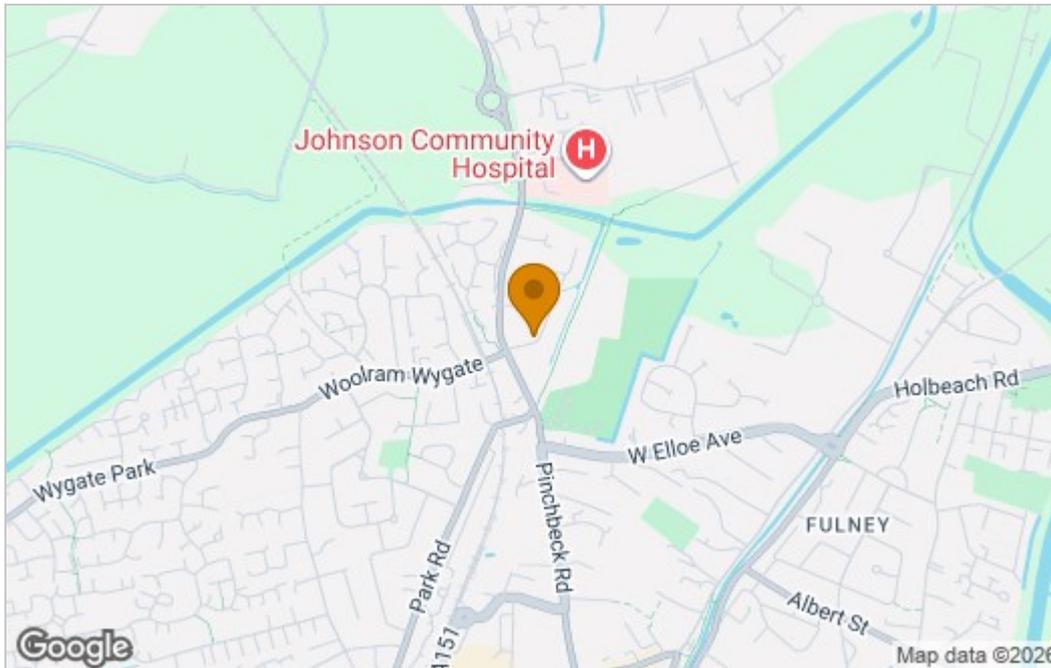
## Floor Plan



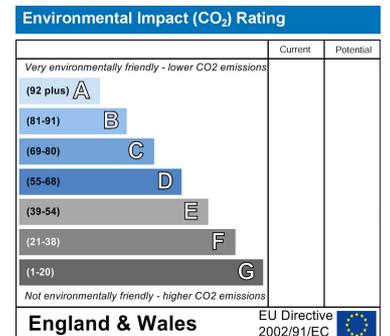
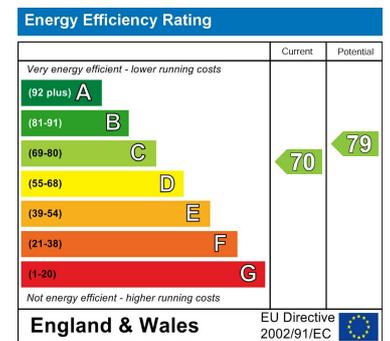
Total area: approx. 231.6 sq. metres (2492.4 sq. feet)

Floor plan created by Matte Black Media.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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