Solent Drive

Spalding, PE11 3BF

Offers In Excess Of £250,000 - Freehold, Tax Band - C

3 2 1 B

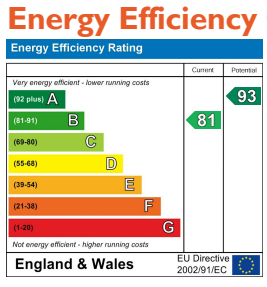
Floor Plan

Area Map

Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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An outstanding detached family home occupying a generous corner position and presented to an exceptional standard throughout. Enhanced with a range of bespoke finishes and thoughtful improvements, the property offers versatile living space including a converted garage ideal as a home office, playroom or snug. The beautifully landscaped rear garden is designed for entertaining, featuring a covered seating and barbecue area, while the stylish interior provides a perfect balance of comfort and practicality. With driveway parking, three bedrooms, and excellent access to local amenities, this is a superb move-in-ready home that stands out from the crowd.

Nestled on the sought-after Solent Drive in the charming market town of Spalding, this beautifully presented detached family home, built in 2018, occupies an attractive corner plot within a private residential development. Immaculately maintained and thoughtfully enhanced by the current owners, the property showcases a range of high-quality upgrades throughout, creating a stylish and contemporary home ready to move straight into. The welcoming entrance hall immediately sets the tone, featuring bespoke tiled flooring and leading to a modern two-piece cloakroom. At the heart of the home is a stunning kitchen-diner, finished to an exceptional standard with integrated appliances and ample space for both everyday family living and entertaining. A separate utility room provides additional practicality and convenience. Complementing the living accommodation is a spacious and beautifully presented living room, flooded with natural light and featuring elegant French doors that open directly onto the landscaped rear garden, seamlessly blending indoor and outdoor living. A bespoke staircase rises to the first-floor landing, where three generously proportioned bedrooms can be found. The principal bedroom offers a luxurious retreat, complete with a beautifully appointed en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom finished to an equally high standard. Externally, the property continues to impress. The east-facing rear garden has been professionally landscaped to create an attractive and low-maintenance outdoor space, complete with a covered barbecue and seating area, ideal for entertaining and relaxing throughout the year. The former garage has been expertly converted to provide a versatile additional reception room, perfectly suited as a playroom, home office or study, enhancing the flexibility of the accommodation. A private driveway provides off-road parking for two vehicles.
Ideally positioned within easy reach of local shops, schools, services and amenities, this exceptional home combines immaculate presentation with carefully considered upgrades throughout. Early viewing is strongly recommended to fully appreciate the quality, style and lifestyle on offer.

Entrance Hall
2.06 x 1.42 (6'9" x 4'7")

WC
1.08 x 1.51 (3'6" x 4'11")

Living Room
2.97 x 4.69 (9'8" x 15'4")

Kitchen Diner
2.99 x 4.68 (9'9" x 15'4")

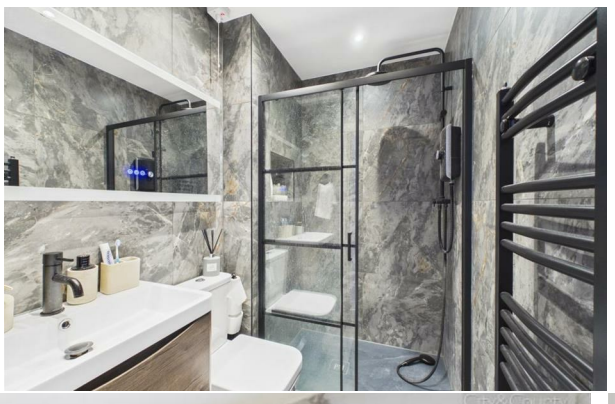
Utility Room
1.60 x 1.56 (5'2" x 5'1")

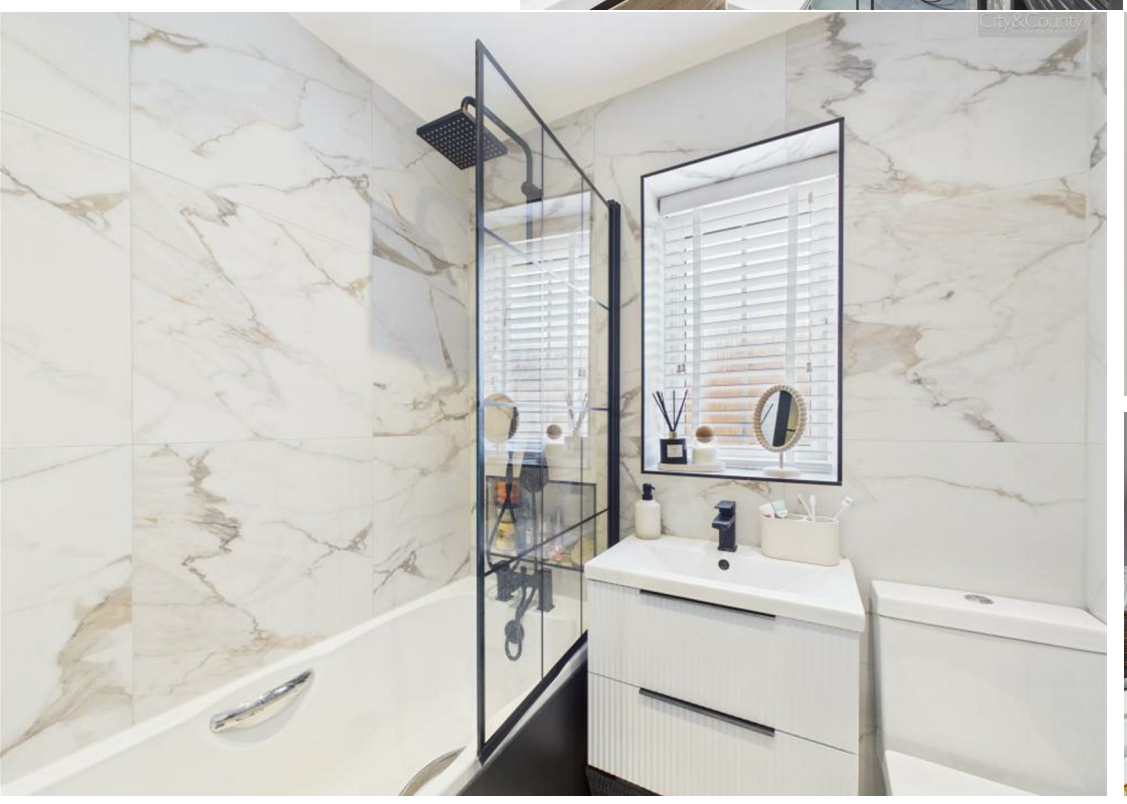
Landing
2.00 x 1.90 (6'6" x 6'2")

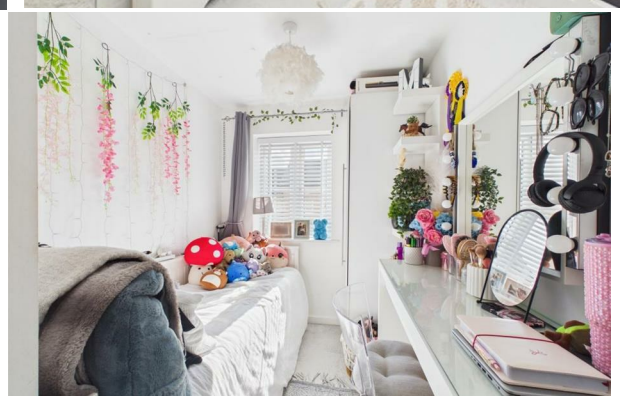
Master Bedroom
3.02 x 2.61 (9'10" x 8'6")

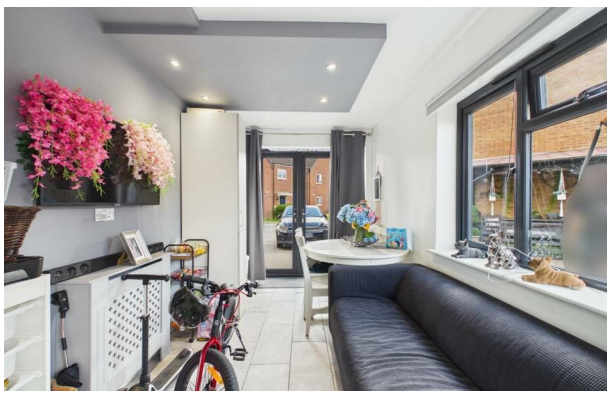
En-Suite To Master Bedroom
1.99 x 1.38 (6'6" x 4'6")

Bedroom Two
3.01 x 2.60 (9'10" x 8'6")









Bathroom
2.02 x 1.69 (6'7" x 5'6")

Bedroom Three
2.98 x 2.02 (9'9" x 6'7")

Garage Conversion - Play Room
2.39 x 4.93 (7'10" x 16'2")

EPC - B
81/93

Tenure - Freehold
There is a community Green Space Charge payable, current figure is £314.64 per annum.

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wheelchair Accessible
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: Yes
Registered easements: Not Known
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fixed Wireless
Internet Speed: up to 10000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty.
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.