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44 Cley Hall Drive, Spalding, Lincolnshire, PE11 2EB

£530,000 Freehold

- Remodelled to an Exceptional Standard
- Secure Gated Parking with Carport
- Immaculate Landscaped Gardens
- 4 Bedroom Executive Family Home
- Town Centre walking distance
- Close to local Schools and Amenities

Be prepared to be blown away by this stunning totally remodelled house in one of Spalding's favoured residential locations. Beyond the electric gates the property is aesthetically pleasing and has been completed renovated and modernised from top to bottom. The house has such features as granite worktops, solid oak staircase, under floor heating, security system with CCTV, private established south facing rear gardens. Versatile 4 bedroomed accommodation. Inspection highly recommended.







GENERAL INFORMATION

No. 44 has been completely remodelled by the current owner with extended accommodation providing versatile use incorporating 4 bedrooms and open plan living/dining/kitchen with study and utility room. Gated parking for several vehicles, low maintenance artificial turfed rear garden with high-quality paved patio areas, covered outdoor seating and planted borders. Integrated carport with EV charger, security system with burglar alarm and CCTV, underfloor heating system. All appliances, furniture and the delightful vases in the display alcoves are included.

ACCOMMODATION

Entrance is gained through the bespoke high security front entrance door approximately 1.3m in width opening into:











ENTRANCE PORCH

7' 3" x 4' 9" (2.21m x 1.46m) 3 slim line obscure glazed windows, security alarm control panel, tiled floor, recessed ceiling lights, glazed oak inner door to:

SEMI OPEN PLAN LIVING SPACE

SITTING ROOM

13' 9" x 10' 1" (4.20m x 3.08m) Bespoke recess for TV, tiled floor with under floor heating (continuing to the whole of the ground floor), window to the front elevation, French doors to the rear elevation.

DINING AREA

13' 8" x 13' 1" (4.19m x 4.00m) maximum Feature recessed alcove with glass shelves, bespoke oak staircase off with under stairs storage cupboard, direct access into:

FITTED KITCHEN

11' 9" x 10' 9" (3.59m x 3.30m) Sleek ice blue units with multiple base cupboards, integrated dishwasher, integrated fridge freezer, pair of Bosch double ovens with microwave combi, induction hob and contemporary cooker hood, granite worktops, one and a quarter bowl stainless steel sink unit with mono block mixer tap, recessed ceiling lights, smoke alarm, modern dado with multiple adjustable power sockets. (Handle choice available to purchaser).

From the rear of the Dining area access into:

INNER LOBBY

6' 11" x 3' 2" (2.12m x 0.97m) Door to:

UTILITY ROOM

7' 4" x 5' 9" (2.26m x 1.76m) minimum External entrance door, granite worktop with one and a quarter bowl single drainer stainless steel sink unit with mixer tap, wall mounted Worcester gas fired central heating boiler with pipe work concealed by contemporary metal cladding. Brand new Bosch washing machine and tumble dryer and door to:

CLOAKROOM

5' 8" x 3' 2" (1.73m x 0.99m) Two piece suite comprising low level WC with push button flush, circular corner hand basin with mono block mixer tap and storage unit beneath, contemporary wall tiling, obscure glazed window, recessed ceiling lights, extractor fan.

STUDY

9' 8" x 5' 10" (2.96m x 1.78m) Console with security camera, fitted desk, multiple sockets, window overlooking the patio, recessed ceiling lights, contemporary metal cladding incorporating wires.









MASTER BEDROOM

19' 8" x 12' 10" (6.01m x 3.92m) maximum Windows to either side elevation, two pairs of French doors to the south facing rear opening on to the bespoke patio/covered seating area, recessed ceiling lights.

AGENTS NOTE

This could be a further sitting room depending on a buyers requirements.

EN-SUITE SHOWER ROOM

6' 2" x 4' 7" (1.88m x 1.41m) 1400mm shower tray with contemporary fitted shower with overhead sprinkler, co-ordinated tiling, recessed ceiling lights, extractor fan, low level WC with push button flush, circular hand basin with mixer tap and store cupboards, obscure glazed window, aesthetically pleasing and convenient sliding pocket door.

From the corner of the Open Plan Dining area the bespoke oak return staircase rises via 2 contemporary display niches with glass shelving to the:

FIRST FLOOR LANDING

5' 10" x 10' 4" (1.78m x 3.17m) overall including stairwell. Doors arranged off to:

BEDROOM 2

13' 10" x 10' 0" (4.24m x 3.05m) plus recess 4'11'' x 4'10'' (1.52m x 1.49m), dual aspect with UPVC windows to the front and rear elevations, fitted carpet, ceiling light, radiator.

BEDROOM 3

11' 10" x 10' 10" (3.63m x 3.31m) Window to the front elevation, fitted carpet, radiator, ceiling light.

BEDROOM 4

8' 5" x 7' 11" (2.59m x 2.42m) Window to the rear elevation, fitted carpet, ceiling light, radiator.









EXTERIOR

At the front of the property there is a sliding remote control electronically operated entrance gate with twin brick pillars leading to a multi car parking area in slate chippings with stocked borders and access into:

CAR PORT

16' 10" x 8' 11" (5.15m x 2.73m) Grey clad internal walls, recessed ceiling lights, 2 double sockets, double outside water tap, EV charging point, full height obscure glazed rear window.

To the other side of the property gated access to the bin storage area with further lockable gate leading into:

FULLY ENCLOSED SOUTH FACING REAR GARDEN

Bespoke modern tiled patio, artificial turf, stocked border with Acea trees, gravelled rear border, brick and timber fencing, brick wall to the other boundary.

COVERED SEATING/ENTERTAINING AREA

20' 4" x 13' 1" (6.2m x 4.00m) Access from the garden and from the pair of French doors in the ground floor Master Bedroom. High specification floor tiles with central granite topped outside table and range of new seating, recessed ceiling lights, 2 pendant light fitments, security camera. Adjacent to this is a water feature on 4 levels sat on a plinth with a pebbled surround.

DIRECTIONS

From the centre of Spalding at the High Bridge proceed along Church Street, continue round the left hand into Halmergate and take the third left hand turning into Cley Hall Drive where upon the property is situated almost immediately on the left hand side.

AMENITIES

Local schools and the town centre within easy walking distance. Spalding has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations. The town is also home to the innovative River Welland water taxi service, historic Ayscoughfee Hall and Gardens and the Springfields Retail Outlet and Festival Gardens. The cathedral city of Peterborough is 18 miles to the south and has a fast train link with London's Kings Cross minimum journey time 46 minutes. The property is also conveniently situated for onwards access to the North Norfolk Coast, Rutland Water and the charming town of Stamford.



GROUND FLOOR
MASTER BEDROOM



GROUND FLOOR
MASTER BEDROOM



GROUND FLOOR
MASTER BEDROOM



MASTER
EN-SUITE



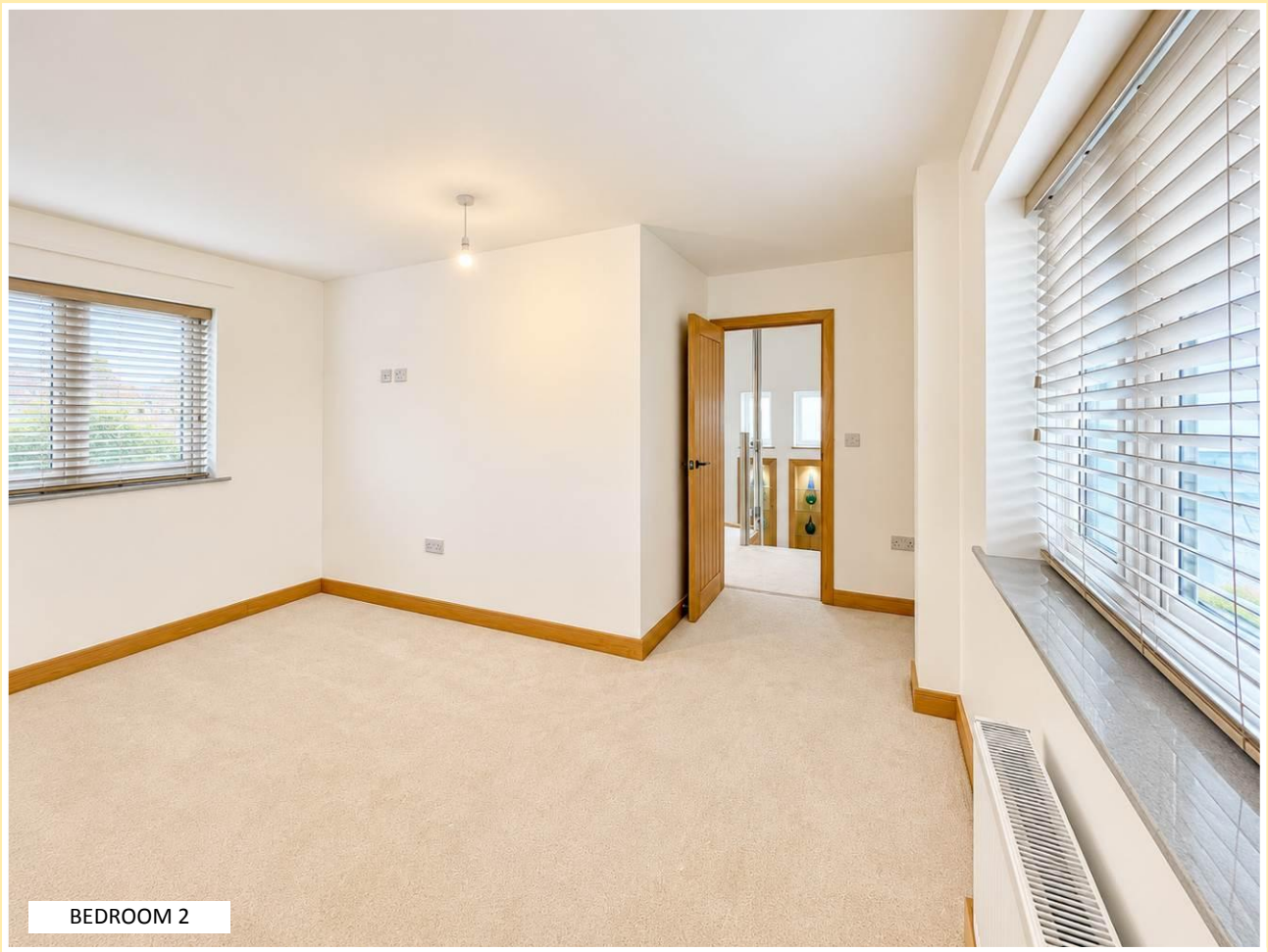
MASTER
EN-SUITE



MASTER
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BEDROOM 2



BEDROOM 2



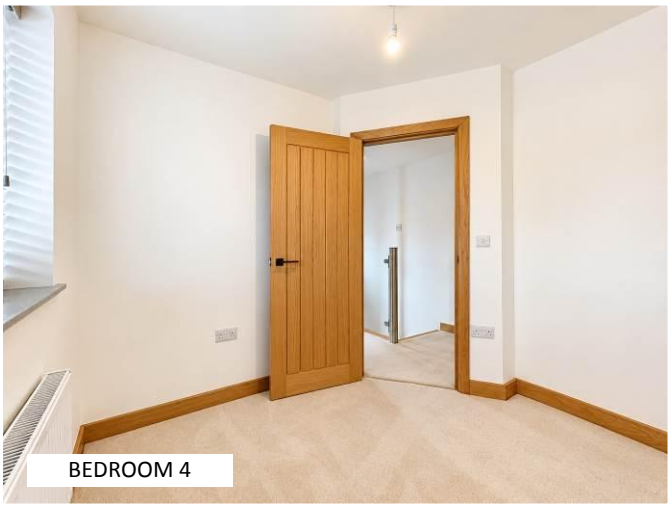
BEDROOM 3



BEDROOM 3



BEDROOM 4



BEDROOM 4

















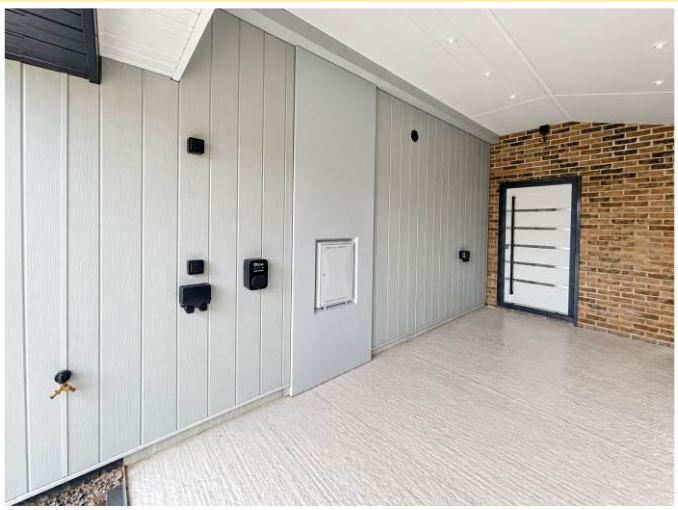














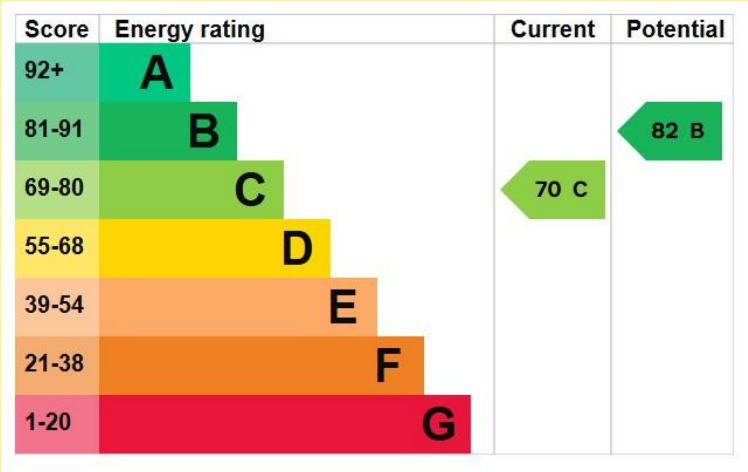







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TENURE Freehold

SERVICES TBC

COUNCIL TAX BAND C

LOCAL AUTHORITIES
South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT
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Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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