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11 Fern Drive, Spalding PE11 1GG

£439,000

**BELVOIR!**



## Key Features

- > EXECUTIVE DETACHED HOME
- > FOUR BEDROOMS
- > KITCHEN/DINER
- > FAMILY ROOM
- > DOUBLE GARAGE
- > GARDENS
- > Tenure: Freehold
- > EPC rating C

Belvoir incorporating Munton and Russell are delighted to offer for sale this exceptional, extended detached family home, situated in the sought after location of Fern Drive. The centre of the Market Town of Spalding is within easy reach and offers an abundance of facilities from schooling, shopping, recreation and transport links. The town also boasts a train service to Peterborough which in turn has a high speed link to the City. This spacious and well presented property is offered with no onward chain. The accommodation includes, entrance hall, lounge, dining area, kitchen, utility, spectacular vaulted ceiling family room, study, cloakroom. To the first floor, master bedroom with en-suite, three further bedrooms, family bathroom. Externally, the property has attractive front and rear gardens, ideal for entertaining with a double garage and ample parking to the front. This property offers versatile accommodation and early viewing is recommended.





## ENTRANCE

Sealed unit double glazed door with porch over, stairs to first floor landing, understairs cupboard, radiator.

## LOUNGE

15'4" x 10'11" (4.7m x 3.3m)

UPVC double glazed window to the front elevation, radiator, feature fireplace, double doors to:

## DINING AREA

11'9" x 8'8" (3.6m x 2.6m)

Feature tall radiator, access to family room and kitchen.

## FAMILY ROOM

21'11" x 15'0" (6.7m x 4.6m)

Spectacular room with UPVC double glazed windows to the rear and side elevation, bi fold doors leading to the garden, feature vaulted ceiling.

## KITCHEN

15'11" x 15'3" (4.9m x 4.6m)

UPVC double glazed window to the rear and side elevations, a range of quality fitted base and wall units with belfast style sink with mixer taps over, 5 ring gas hob, with feature hood over, double oven, integrated dishwasher, integrated fridge freezer. (L Shaped room, maximum measurements)

## UTILITY

5'7" x 5'5" (1.7m x 1.7m)

UPVC double glazed door to the side elevation, range of fitted base and wall units, space for washing machine.

## STUDY

9'5" x 8'8" (2.9m x 2.6m)

UPVC double glazed window to the side elevation, radiator.

## CLOAK ROOM

UPVC double glazed window to the side elevation, two piece suite comprising of WC, vanity wash hand basin, radiator.

## LANDING

Radiator, access to loft space, airing cupboard housing wall mounted boiler.







### **BEDROOM 1**

11'9" x 10'2" (3.6m x 3.1m)

Three UPVC double glazed windows to the front elevation, built in wardrobe, radiator.

### **EN SUITE**

UPVC double glazed window to the side elevation, three piece suite comprising of WC, vanity wash hand basin, glazed shower cubicle, heated towel rail, extractor

### **BEDROOM 2**

11'3" x 8'2" (3.4m x 2.5m)

UPVC double glazed window to the rear elevation, built in wardrobe, radiator.

### **BEDROOM 3**

12'10" x 8'5" (3.9m x 2.6m)

UPVC double glazed window to the rear and side elevation, radiator.

### **BEDROOM 4**

8'3" x 7'10" (2.5m x 2.4m)

UPVC double glazed window to the rear elevation, radiator.



### **FAMILY BATHROOM**

UPVC double glazed window to the side elevation, three piece suite comprising of WC, vanity wash hand basin, panelled bath with bi fold screen and shower over, heated towel rail.

### **EXTERNALLY**

FRONT: Block paved driveway to double garage, gravel area to front, gated access from both sides to the rear garden.

REAR: Established garden, mature trees and borders, feature block paved pathway and patio area leading to personal garage door, lawn area, enclosed by fencing.

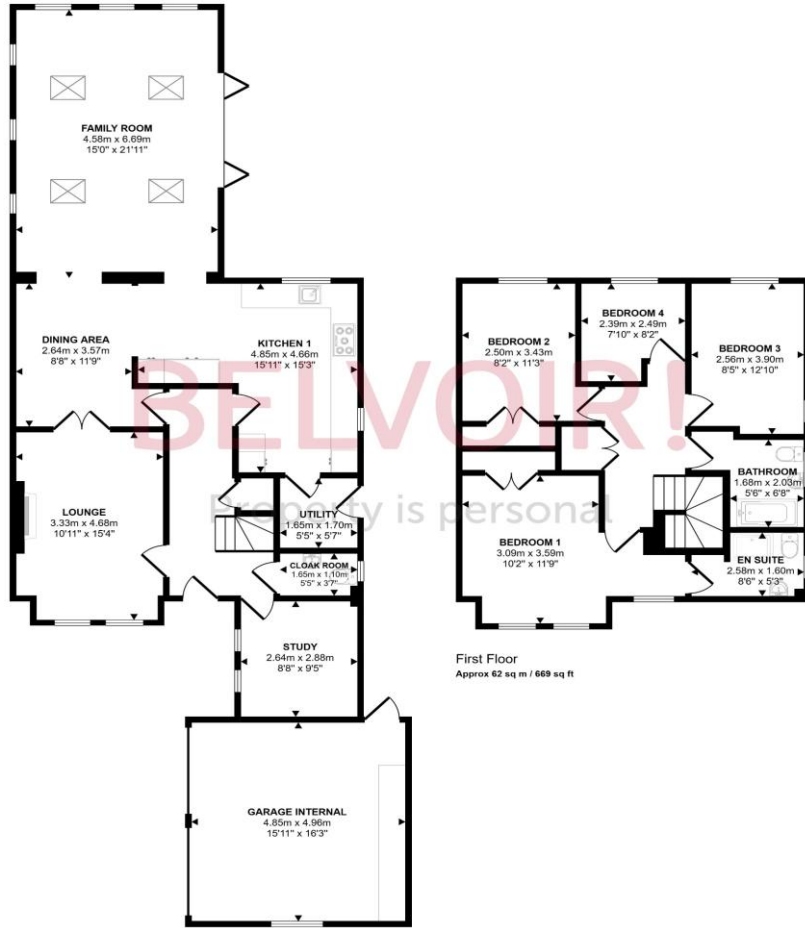
### **DOUBLE GARAGE**

16'3" x 15'11" (5m x 4.9m)

Twin up and over doors, UPVC double glazed window to the side, UPVC door to the side elevation, light and power connected.

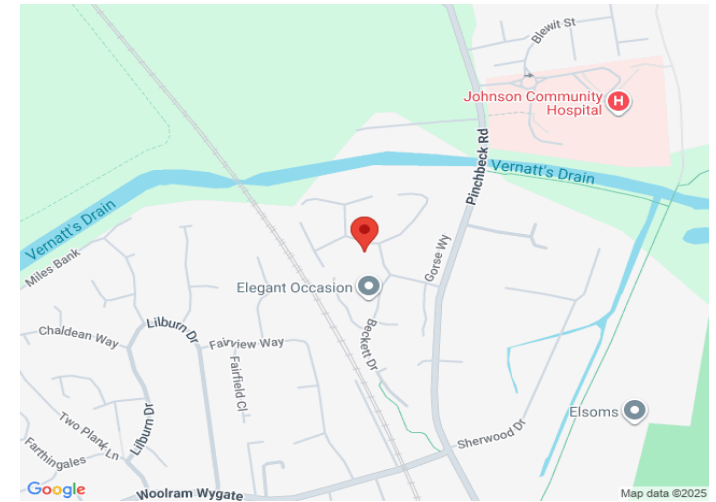
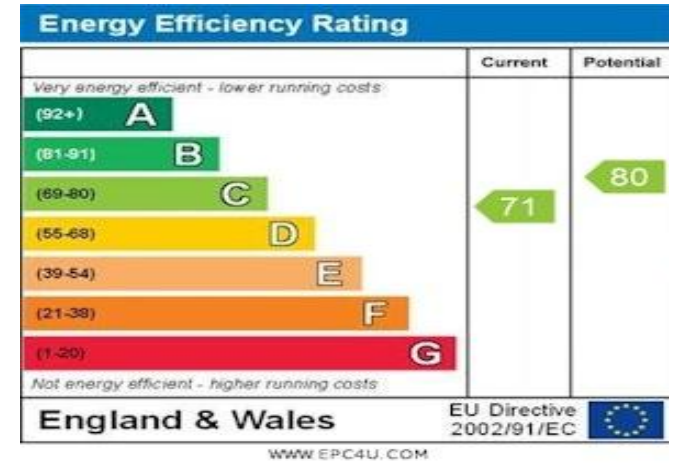


Approx Gross Internal Area  
187 sq m / 2017 sq ft



Ground Floor

First Floor  
Approx 62 sq m / 669 sq ft



Contact us today to arrange a viewing...

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