



## 38 CROSS STREET

SPALDING, PE11 2YG

**£440,000**  
FREEHOLD

A truly stunning five-bedroom family home that has been meticulously renovated to an exceptional standard throughout. Boasting breathtaking open-plan living accommodation, a high-specification contemporary finish, a substantial private rear garden, ample off-road parking and a garage/workshop, this remarkable property offers the perfect blend of style, space and practicality. Situated in a popular Spalding location, this sociable and beautifully presented home must be viewed to be fully appreciated.

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- Chain Free – ready for a smooth and straightforward move.
- Meticulously renovated throughout to an exceptional, high-quality standard.
- Breathtaking open-plan layout designed for modern family living and entertaining.
- Stunning contemporary kitchen forming the heart of this sociable home.
- Five well-proportioned bedrooms, offering flexibility for growing families or home working.
- Huge fully enclosed rear garden that is private and not overlooked.
- Sliding doors opening onto the garden, seamlessly blending indoor and outdoor living.
- Ample off-road parking and a garage/workshop, providing practicality and excellent storage.
- Outstanding kerb appeal, with a striking white rendered frontage creating a sleek, modern appearance.
- A true turnkey home – stylish, luxurious and simply has to be seen to be believed.



## Summary

Sedge Estate Agents are proud to present this truly exceptional family home, which has been meticulously renovated and transformed to an outstanding standard throughout. From the moment you step through the door, the quality, style and attention to detail on offer are immediately apparent, creating a home that is nothing short of breathtaking.

Designed with modern family living and entertaining in mind, the ground floor offers an incredible open-plan layout that seamlessly flows from the elegant lounge through to the spacious dining area, into the stunning contemporary kitchen and onwards to the impressive sitting room overlooking the rear garden. This sociable arrangement creates the perfect environment for both everyday life and hosting family and friends. The beautifully appointed kitchen acts as the heart of the home, featuring sliding doors that open directly onto the substantial rear garden, effortlessly blending indoor and outdoor living.

The rear garden itself is a standout feature; generously proportioned, fully enclosed and enjoying a high degree of privacy with no overlooking properties behind. Whether entertaining guests, relaxing with family or providing space for children to play, this exceptional outdoor space offers endless possibilities.

Upstairs, the property continues to impress with five well-proportioned

bedrooms, including a superb principal suite and a stylish en-suite bathroom to the second bedroom. Modern shower room facilities and high-quality finishes throughout ensure the accommodation perfectly complements the standard set downstairs.

Externally, the property enjoys excellent kerb appeal, having been rendered in crisp white to create a striking and contemporary façade. A generous frontage provides ample off-road parking and leads to the integral garage/workshop, offering additional storage and practicality.

Rarely does a home of this calibre come to the market in such a convenient Spalding location. Every inch of this property has been thoughtfully modernised to create a stylish, high-quality family home that simply has to be seen to be fully appreciated. Internal viewing is essential to truly understand the space, finish and lifestyle on offer.

Accommodation (Approximate Room Sizes)

### Ground Floor

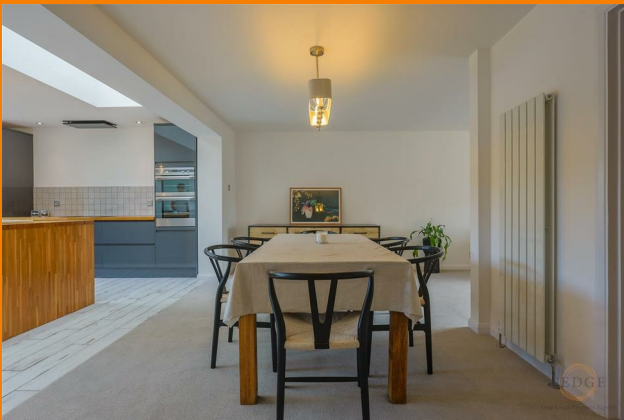
- Entrance Vestibule – 6'7" x 9'7" (2.00m x 2.92m)
- Entrance Hall – 15'4" x 5'11" (4.67m x 1.80m)
- Lounge – 14'10" x 11'6" (4.52m x 3.51m)
- Dining Room – 10'2" x 17'11" (3.10m x 5.46m)
- Kitchen – 13'4" x 16'1" (4.06m x 4.90m)

- Sitting Room – 16'7" x 9'10" (5.05m x 3.00m)
- Utility Room – 8'9" x 10'4" (2.67m x 3.15m)
- WC – 3'3" x 9'2" (0.99m x 2.79m)
- Garage/Workshop – 17'0" x 10'11" (5.18m x 3.33m)

### First Floor

- Master Bedroom – 16'3" x 12'1" (4.95m x 3.68m)
- Bedroom Two – 10'6" x 10'6" (3.20m x 3.20m)
- En-Suite Bathroom – 12'6" x 6'10" (3.81m x 2.08m)
- Bedroom Three – 11'0" x 10'0" (3.35m x 3.05m)
- Bedroom Four – 9'1" x 8'6" (2.77m x 2.59m)
- Bedroom Five – 13'2" x 10'0" (4.01m x 3.05m)
- Shower Room – 7'0" x 8'0" (2.13m x 2.44m)
- Landing – 7'1" x 12'2" (2.16m x 3.71m)

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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

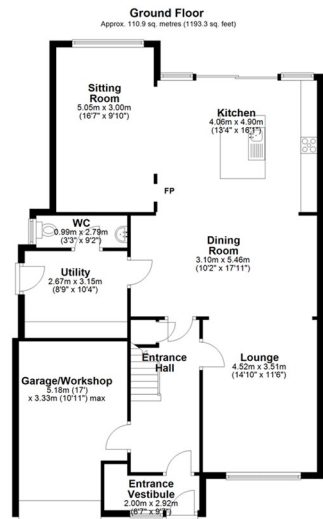
**Council Tax** – Band C

**Viewings** – By Appointment Only

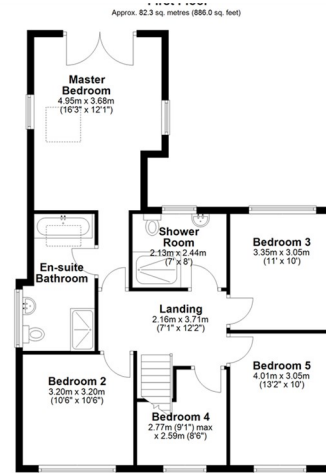
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 193.2 sq. metres (2079.3 sq. feet)  
38 Cross Street



Approx. 62.3 sq. metres (666.0 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>England &amp; Wales</b>                  |         | 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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