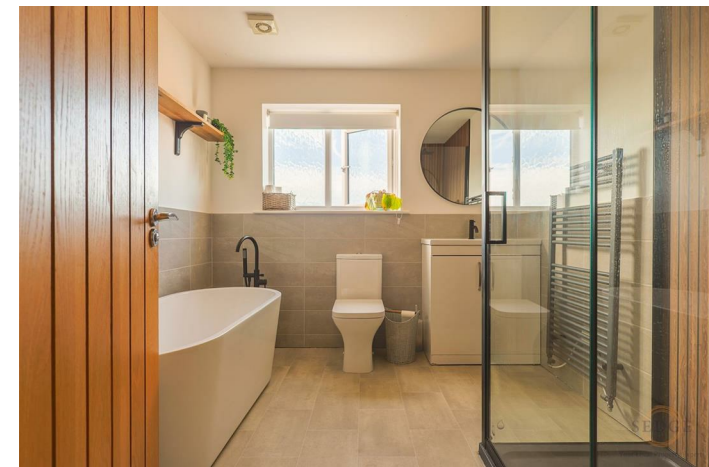




5 LEONARDS CLOSE

SPALDING, PE11 4FT

£425,000
FREEHOLD

A truly stunning four double bedroom detached family home, beautifully presented throughout and situated in the sought-after village of Quadring. At the heart of the property is an exceptional open-plan kitchen, dining and living space, complete with a high-specification contemporary kitchen, vaulted ceiling, Velux windows and bi-fold doors opening onto the garden. The property also offers a separate lounge, versatile study/bedroom five, utility room, ground floor WC, four double bedrooms, luxury en-suite and impressive four-piece family bathroom. Outside, there is a generous driveway with turning bay, substantial double garage and private landscaped garden. Finished to an exceptional standard throughout, this is a fantastic modern family home that truly needs to be viewed to appreciate everything it has to offer.

5 LEONARDS CLOSE

- STUNNING FOUR DOUBLE BEDROOM DETACHED FAMILY HOME • IMMACULATELY PRESENTED THROUGHOUT • IMPRESSIVE OPEN-PLAN KITCHEN/DINING/LIVING SPACE • BI-FOLD DOORS OPENING ONTO THE REAR GARDEN • VAULTED CEILING & VELUX WINDOWS • HIGH-SPECIFICATION CONTEMPORARY KITCHEN • MASTER BEDROOM WITH LUXURY EN-SUITE • MUST BE VIEWED TO FULLY APPRECIATE • GENEROUS DRIVEWAY WITH TURNING BAY • PRIVATE GARDEN



Summary

A STUNNING FOUR DOUBLE BEDROOM DETACHED HOME WITH AN EXCEPTIONAL OPEN-PLAN LIVING SPACE

This truly impressive detached family home is one that needs to be seen to be appreciated. Beautifully presented throughout and finished to an exceptional standard, 5 Leonards Close combines generous accommodation with contemporary design and a fantastic sense of space.

Situated within a private setting in the highly regarded village of Quadring, this superb home offers four genuine double bedrooms, a versatile ground floor study/bedroom five, a separate lounge, utility room, ground floor cloakroom and, without doubt, the standout feature of the property — an incredible open-plan kitchen, dining and living space measuring over 30ft in length.

Designed perfectly for modern family life and entertaining, the open-plan space brings together a stylish contemporary kitchen, generous dining area and spectacular living area beneath a vaulted ceiling. Bi-fold doors open the room directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces and making this a fantastic home for entertaining in the summer months.

The kitchen itself is beautifully appointed with a comprehensive range of modern wall and base units, soft-close drawers, integrated fridge freezer, dishwasher, wine cooler, Bosch induction hob, extractor and built-in Bosch fan-assisted oven. A generous breakfast bar provides an additional social space, while the attractive LVT herringbone flooring continues through the main living areas.

The living area is particularly impressive, with its vaulted ceiling, Velux roof windows and further bi-fold doors, flooding the room with natural light. This is a space that genuinely sets the property apart from many other family homes.

The separate lounge provides a quieter second reception room, while the ground floor also benefits from a beautifully finished utility room and cloakroom. The additional study/bedroom five is ideal for those working from home, or could provide a further bedroom depending on the needs of the family.

Upstairs, the galleried landing leads to four excellent double bedrooms. The master bedroom benefits from its own luxurious en-suite, while bedrooms two, three and four all provide generous accommodation, with bedroom three also benefitting from fitted wardrobes.

The family bathroom is another highlight, featuring a stylish four-piece suite, including a freestanding oval bath, separate shower enclosure with rainfall shower, vanity unit and illuminated mirror. Contemporary tiling and a graphite heated towel rail complete the luxurious finish.

Outside, the property is approached via a private roadway and benefits from an extensive gravelled driveway with turning bay, providing excellent parking for multiple vehicles. There is an impressive attached double garage with electric door, power, lighting, eaves storage and rear access.

The rear garden has been designed for both relaxation and entertaining, with a substantial flagstone patio immediately adjoining the house and the bi-fold doors, before leading onto a generous lawned area with hedged and fenced boundaries. Outside lighting and power points add further practicality.

Located in the popular village of Quadring, the property offers a peaceful village lifestyle while remaining within convenient reach of Spalding, Gosberton and the surrounding towns and villages. The area is well served by local amenities, schools and transport links.

This is a genuinely exceptional family home, offering outstanding accommodation, superb entertaining space and a quality of finish throughout. The combination of the spectacular open-plan living area, four double bedrooms, luxury bathrooms, double garage and generous private garden makes this a property that is very difficult to compare with. An internal viewing is absolutely essential to appreciate the space, finish and lifestyle on offer.

Entrance Hall

7' 0" x 15' 7" (2.14m x 4.77m)

A welcoming entrance with oak doors, attractive flooring, radiator, understairs storage and staircase rising to the first floor.

Cloakroom

3' 2" x 7' 1" (0.99m x 2.16m)

Contemporary WC and wash hand basin set within a vanity unit with storage beneath.

Study / Bedroom Five

8' 0" x 9' 5" (2.44m x 2.89m)

A versatile room with front-facing window and attractive herringbone flooring, ideal as a home office, study or occasional fifth bedroom.

Lounge

12' 9" x 14' 9" (3.90m x 4.52m)

A well-proportioned separate reception room with front-facing window, radiator and TV point.

Utility Room

6' 5" x 10' 2" (1.98m x 3.12m)

Beautifully fitted with matching wall and base units, work surfaces, sink, plumbing for washing machine and space for tumble dryer. The gas combination boiler is also housed here.

Open-Plan Kitchen/Dining/Living Room

25' 9" x 30' 2" (7.86m x 9.20m)

The true heart of this exceptional home.

Kitchen Area

A superb contemporary kitchen fitted with an extensive range of wall and base units, soft-close drawers and attractive work surfaces. Integrated fridge freezer, dishwasher, stainless steel wine cooler, Bosch induction hob, extractor and built-in Bosch fan-assisted oven. Breakfast bar with pendant lighting, inset sink and LVT herringbone flooring.

Dining Area

Generous dining space with room for a large family dining table. Bi-fold doors open directly onto the rear garden.

Living Area

A spectacular space featuring a vaulted ceiling, two Velux roof windows, rear-facing window and further bi-fold doors, creating a bright and spacious environment with an excellent connection to the garden.

First Floor Galleried Landing

6' 0" x 16' 3" (1.83m x 4.97m)

A bright landing with front-facing window and radiator.

Master Bedroom

12' 9" x 12' 2" (3.89m x 3.71m)

A generous double bedroom with rear-facing window and dressing area, together with a door leading to:

En-Suite

3' 10" x 9' 0" (1.19m x 2.75m)

A luxurious contemporary en-suite with WC, vanity wash hand basin, illuminated storage, heated towel rail and fully tiled shower enclosure with thermostatic rainfall shower.

Bedroom Two

10' 4" x 12' 3" (3.17m x 3.74m)

A generous double bedroom with front-facing window.

Bedroom Three

8' 5" x 12' 9" (2.59m x 3.89m)

A further double bedroom with front-facing window and built-in wardrobe.

Bedroom Four

10' 4" x 12' 6" (3.17m x 3.82m)

A generous double bedroom with rear-facing window.

Four-Piece Family Bathroom

8' 5" x 8' 6" (2.59m x 2.60m)

Beautifully appointed with a freestanding oval bath, separate fully tiled shower enclosure with thermostatic rainfall shower, WC and vanity wash hand basin with illuminated mirror. Contemporary marble-effect flooring and graphite heated towel rail.

Outside

The property is approached via a private roadway and boasts an extensive gravelled driveway with a generous turning bay. The front garden is laid mainly to lawn with established shrub and tree borders, picket fencing and external lighting.

Attached Double Garage

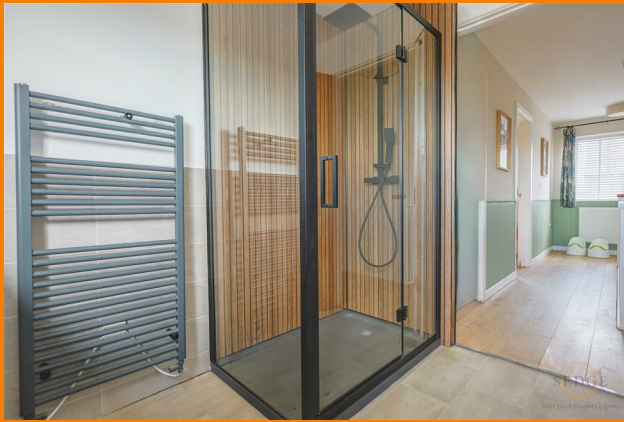
17' 1" x 18' 5" (5.22m x 5.63m)

A substantial double garage with electric door, power, lighting, rear UPVC door, rear window, eaves storage and consumer unit.

Rear Garden

A fantastic private garden with an extensive flagstone patio area immediately adjoining the

5 LEONARDS CLOSE





5 LEONARDS CLOSE

ADDITIONAL INFORMATION

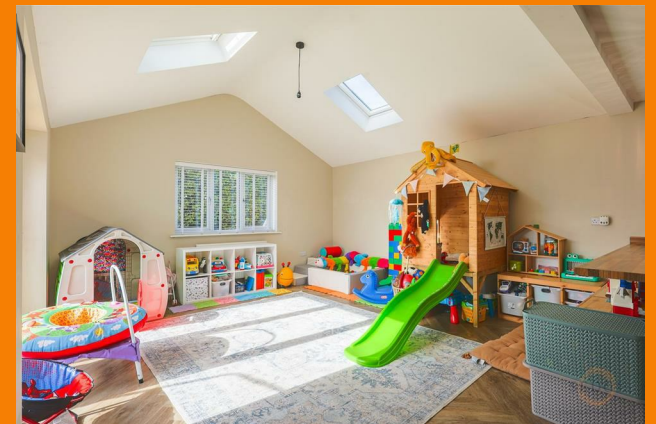
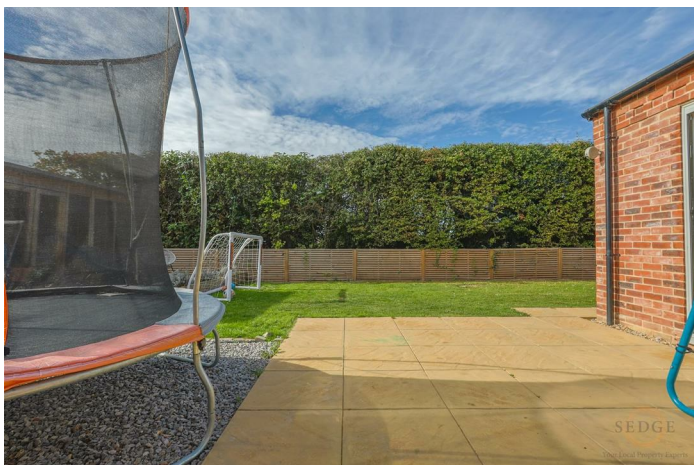
Local Authority – South Holland

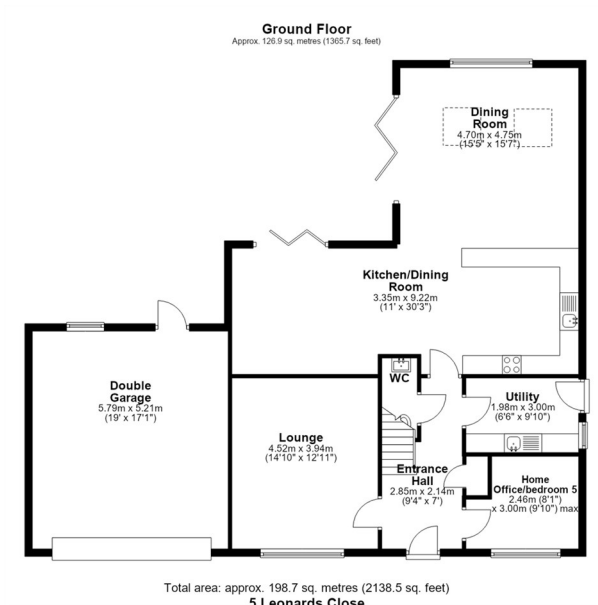
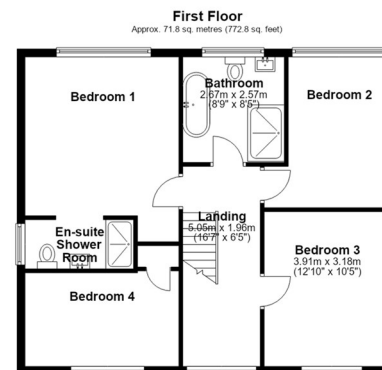
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

