BRADLEY JAMES

ESTATE AGENTS









11 Fern Drive, Spalding, Lincolnshire, PE11 1GG

Asking price £419,000

- No chain
- Only four and five bed detached properties on the development
- Extended garden room with bifold doors
- Modern en-suite
- Five minute drive to Spalding town centre and train station
- Sought after development
- Four reception rooms
- Modern integrated kitchen
- Modern bathroom suite
- Extended off road parking and double garage

Bradley James Estate Agents, Office 23 Welland Workspace, 10 Pinchbeck Road, Spalding, Lincolnshire, PE11 1QD
01775 233130

Nestled in the desirable Fern Drive area of Spalding, this impressive detached family home, built in 2000, offers a perfect blend of modern living and spacious comfort. With four well-proportioned bedrooms and four reception rooms, this property is ideal for families seeking both space and functionality.

The heart of the home is undoubtedly the stunning garden room extension at the rear, featuring bi-folding doors that seamlessly connect indoor and outdoor living. This bright and airy space flows effortlessly into the contemporary kitchen diner, making it perfect for entertaining or enjoying family meals. The ground floor also includes a welcoming lounge at the front of the house, a snug or playroom for leisure activities, and a convenient cloakroom.

Upstairs, a spacious landing leads to four bedrooms, two of which are equipped with fitted wardrobes. The master bedroom boasts a recently refitted en-suite shower room, while a stylishly updated bathroom suite serves the remaining bedrooms.

Outside, the property offers ample off-road parking for up to four vehicles, leading to a double garage. The side and rear gardens are easily accessible via a gated entrance and feature a blocked paved patio area, perfect for al fresco dining, alongside a well-maintained lawn. Additional outdoor amenities include an outside tap, lights, and power points.

Spalding is a beautiful place to live with Spalding water taxi taking you to Springfields garden and outlet via Spalding's rivers.
Conveniently located just five minutes from the town centre and Spalding train station, this home is surrounded by the natural beauty of the countryside, with scenic walks right on your doorstep. Spalding is renowned for its vibrant community, excellent primary and secondary schools, and great transport links via the A16, connecting you to Peterborough, Norfolk, and Lincoln. With so much to offer, this property truly is a wonderful place to call home.

4 2 4 C

Council Tax Band: E







Entrance Hall
Obscured double glazed front door into the entrance hall which has stairs leading off to the first floor accommodation, radiator, power points, under stairs storage cupboard and skimmed ceiling.

Cloakroom
UPVC obscured double glazed window to the side, WC with push button flush, vanity wash hand basin with mixer tap over, radiator and skimmed ceiling.

Lounge
16'4 x 11'4
Two UPVC double glazed windows to the front, gas fireplace, power points, TV points, skimmed ceiling and internal French doors into the dining room.

Kitchen
16'5 x 16'0 x 8'7
Double aspect with the UPVC double glazed window to the rear and side, base and eye level units with work surface over, sink and drainer with mixer taps over, integrated dishwasher, integrated fridge and freezer, integrated electric oven and grill, integrated five burner gas hob with extractor over, tiled splashback, skimmed ceiling with inset spotlights and the room flows through to the dining room and the extended garden room.

Dining Room
12'3 x 9'1
Two block archways into the extended garden room, power points, internal French doors leading through to the lounge, internal door through to the entrance hall, vertical wall mounted radiator and skimmed ceiling.

Garden Room
22'4 x 15'8
Bi-fold doors to the side, three floor to ceiling windows to the rear and the left-hand side, four Velux windows in the ceiling with automatic closing mechanism, vaulted ceiling which is skimmed and has inset spotlights, vertical wall mounted radiator and multiple power points with USB charging.

Utility Room
5'8 x 5'7
UPVC obscured double glazed door to the side, base and eyelevel units with worksurface over, space and plumbing for washing machine, tiled splashbacks, power points and skimmed ceiling.

Study/Snug
10'0 x 9'1
Two UPVC double glazed windows to the side, radiator, power points, TV point, loft hatch and skimmed ceiling.

Landing
Radiator, power points, double airing cupboard, loft hatch and skimmed ceiling.

Bedroom 1
12'4 x 11'2
Three UPVC double glazed windows to the front, radiator, power points, TV points, telephone points, built-in wardrobes and skimmed ceiling. (Measurement doesn't go into the built-in wardrobe).

Bedroom 1 En-suite
Shower room, UPVC obscured double glazed window to the side, vanity wash hand basin with a mixer tap over, WC with push button flush, separate shower cubicle which has a built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, wall mounted heated towel rail, double shaver point and skimmed ceiling.

Bedroom 2
11'7 x 8'7
UPVC double glazed window to the rear, radiator, power points, TV point, built-in wardrobes and skimmed ceiling. (Measurement doesn't go into the built-in wardrobes.).

Bedroom 3
13'3 x 9'0
Double aspect with the UPVC double glazed window to the rear and side, radiator, power points, TV points and skimmed ceiling.

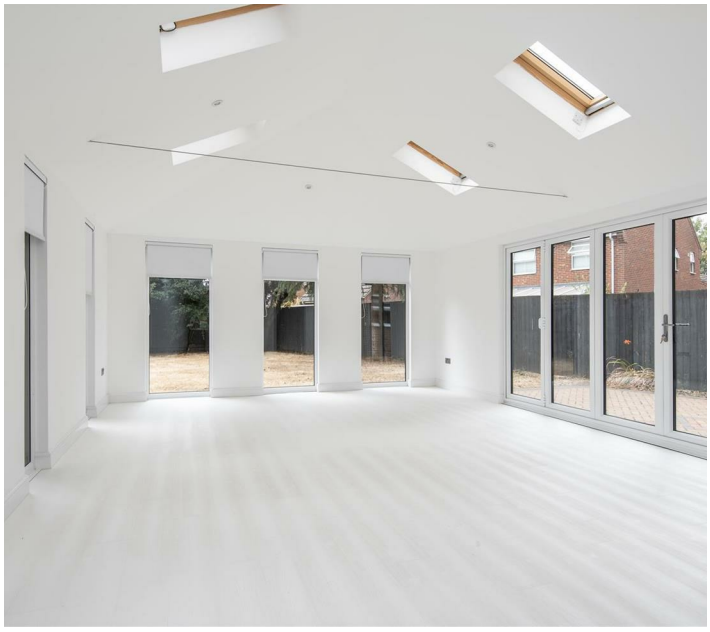
Bedroom 4
8'5 x 8'2 max
UPVC double glazed window to the rear, radiator, power points, TV point and skimmed ceiling.

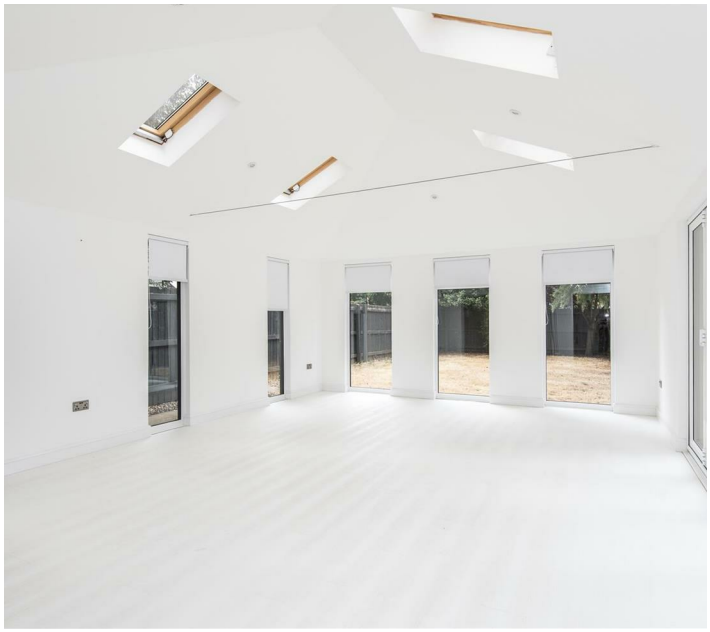
Family Bathroom
UPVC obscured double glazed window to the side, panel bath with mixer taps over, built-in mixer shower with a fixed showerhead and a separate showerhead on a sliding adjustable rail, bi-folding shower screen, wash hand basin with mixer taps over and storage cupboard beneath, WC with push button flush, wall mounted heated towel rail and skimmed ceiling.

Outside
There’s block paved and gravel off-road parking for 3 to 4 cars which leads to the double garage. The side garden is enclosed by panel fencing and is block paved, rear garden is enclosed by panel fencing and has a block paved patio off of the extended garden room. The rest of the garden is laid to lawn with some trees on the border, outside tap, outside lights and outside power points.

Double Garage
17'0 x 17'0
Two metal up and over doors, UPVC double glazed window to the side, outside tap point, power points, fuse box and a UPVC door to the side leading to the side and rear garden.





















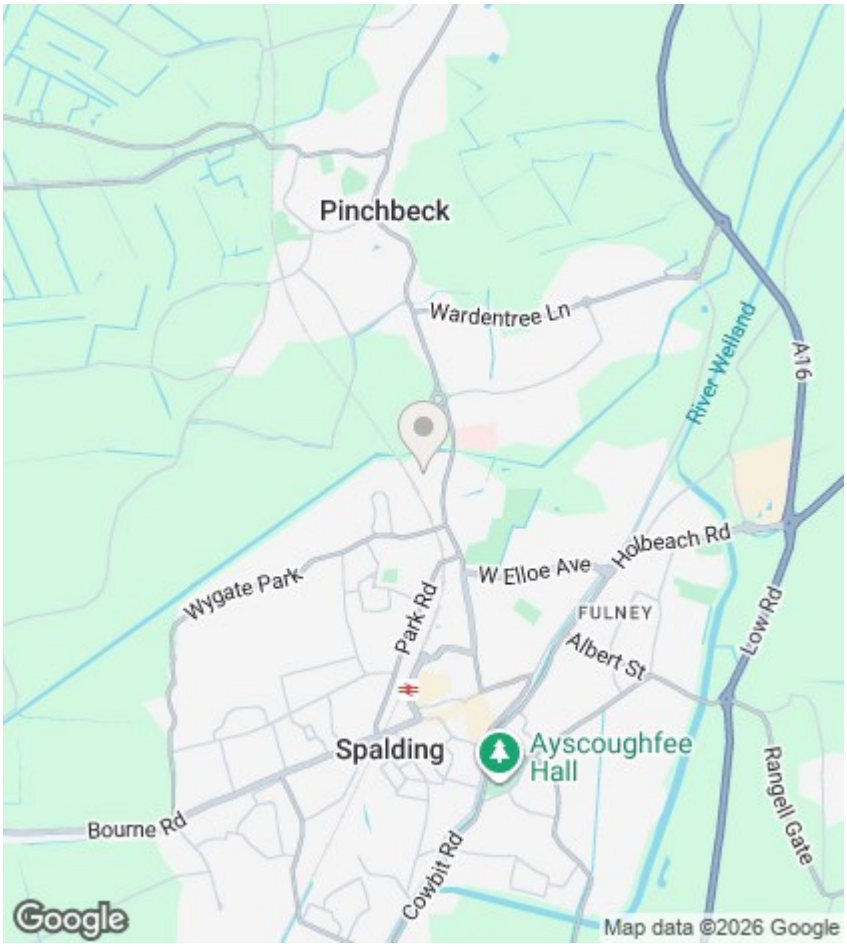










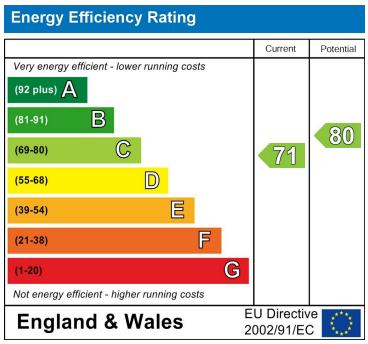


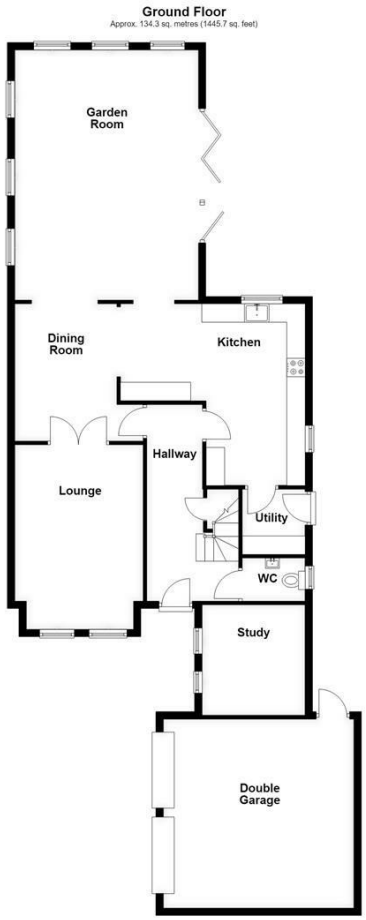
Viewings

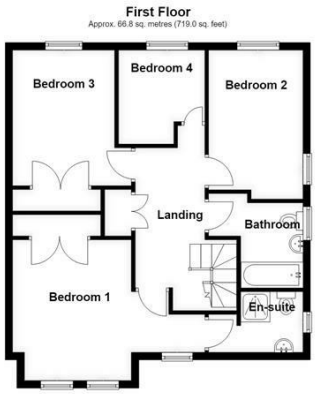
Viewings by arrangement only. Call 01775 233130 to make an appointment.

EPC Rating:

C







Total area: approx. 201.1 sq. metres (2164.7 sq. feet)

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