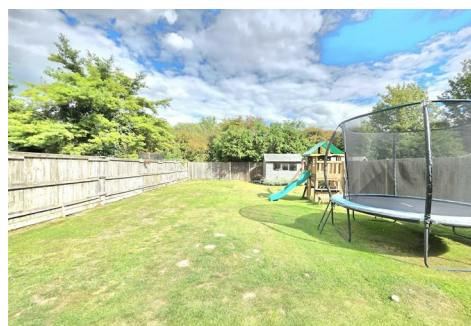
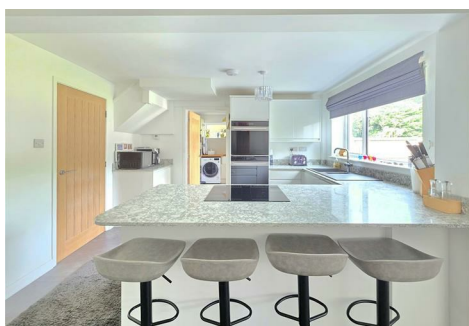




50 Sherwood Drive, Spalding, PE11 1QP

£300,000

- Quiet cul-de-sac location close to Spalding town centre and amenities.
- Recently extended 4-bedroom detached family home.
- Generous open-plan kitchen/diner/family room – the hub of the home.
- Separate lounge, plus utility room and downstairs WC.
- En-suite and a modern family bathroom.
- Driveway parking for multiple vehicles, single garage, and large rear garden with patio.

Sherwood Drive, Spalding – Four Bedroom Detached Home.

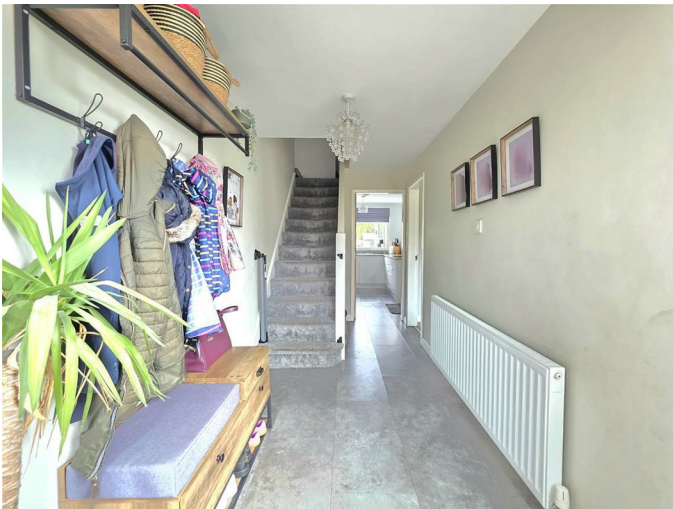
Set in a quiet cul-de-sac close to Spalding town centre and local amenities, this recently extended four-bedroom family home offers space, style, and versatility.

A generous entrance hall leads to a comfortable lounge and an impressive open-plan kitchen/diner/family room – the true heart of the home – with direct access to a utility room and downstairs WC. Upstairs, you'll find four well-proportioned bedrooms, including bedroom one with en-suite, plus a modern family bathroom.

Outside, a driveway provides parking for multiple vehicles and leads to a single garage. The larger-than-average rear garden is perfect for entertaining, featuring a substantial patio seating area.

This is a home designed for both family life and social gatherings – early viewing is highly recommended.

Entrance Hall 15'10" x 6'4" (4.83m x 1.94m)



Composite glazed entrance door to front with glazed side panels. Window to side. Coving to ceiling. Radiator. Stairs to first floor landing. Laminate flooring with mat well. Doors to lounge and kitchen/diner.



Lounge 12'4" x 12'3" (3.76m x 3.75m)



PVC double glazed window to front. Coving to skimmed ceiling. Radiator. Carpeted. Inset cast iron multi fuel stove.

Kitchen Dining Family Room 18'6" x 24'7" (max) (I shaped room) (5.66m x 7.51m (max) (I shaped room))



PVC double glazed window to rear. Matching range of base and eye level units with work surface over and breakfast peninsula. Composite sink and drainer with mixer tap over. Built in twin oven and grill. Integrated electric hob. Space for American style fridge/freezer. Integrated dishwasher. Radiator. Tiled flooring. Opening to Family Room with two PVC double glazed windows to rear and French doors to side, skimmed ceiling with recessed ceiling spotlights.



Utility Room



PVC double glazed window to side and door to rear. Belfast sink with mixer tap over. Space and plumbing for washing machine. Space for tumble dryer. Tiled flooring. Radiator. Door leading to garage.

Cloakroom 5'6" x 2'7" (1.70m x 0.79m)

PVC double glazed window to rear. Concealed cistern toilet with push button flush. Wash hand basin set in vanity unit with chrome mixer tap. Tiled splash back. Laminate flooring.

First Floor Landing 11'6" x 7'4" (max) (3.52m x 2.26m (max))



Skimmed ceiling. Loft access. Doors to bedrooms and bathroom.

Bedroom 1 21'2" x 8'6" (max) (6.46m x 2.61m (max))



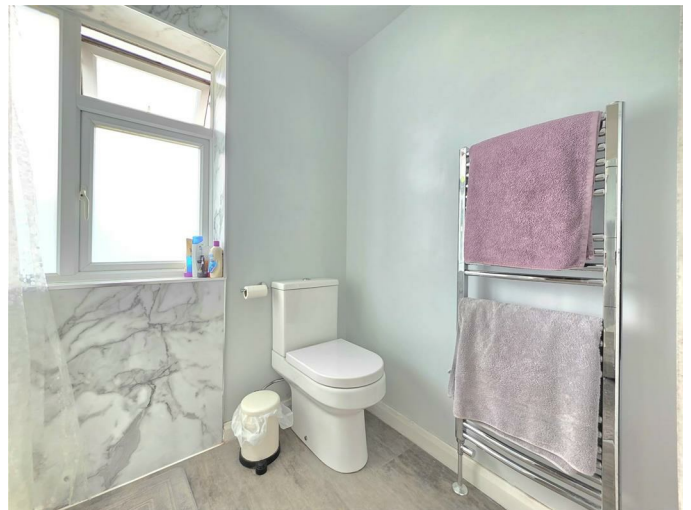
PVC double glazed window to front. Skimmed ceiling. Two radiators. Carpeted. Door to en-suite.



En-suite 8'6" x 6'9" (2.60m x 2.07m)



PVC double glazed window to rear. Skimmed ceiling with recessed spot lights. Walk in shower enclosure with chrome mains thermostatic shower hand held attachment. Close coupled toilet with push button flush. Wash hand basin with chrome mixer tap set in vanity unit with built in storage. Vinyl tiled flooring. Chrome wall mounted heated towel rail. Extractor fan.



Bedroom 2 11'8" x 11'0" (3.58m x 3.36m)



PVC double glazed window to rear. Coving to ceiling. Radiator. Carpeted.

Bedroom 3 12'5" x 11'9" (3.81m x 3.59m)



PVC double glazed window to front. Coving to ceiling. Radiator. Carpeted.

Bedroom 4 8'2" x 9'4" (2.50m x 2.87m)



PVC double glazed window to front. Skimmed ceiling. Radiator. Carpeted. Built in full height wardrobe with sliding door, hanging rail and shelf.

Bathroom



PVC double glazed window to rear. Skimmed ceiling. Panelled bath with chrome mixer tap over and thermostatic shower with rainfall head and hand held attachment. Close coupled toilet with push button flush. Wash hand basin set in vanity unit with chrome mixer tap. Tiled flooring with under floor heating. Full height wall tiling. Chrome wall mounted heated towel rail. Extractor fan.

Outside



To the front of the property is a low maintenance gravel driveway with mature hedge borders. Side gated access to the rear garden. The rear garden is enclosed by timber fencing. Laid to lawn with a generous patio seating area. Outside lighting. Cold water tap.



Garage 16'9" x 8'7" (5.13m x 2.62m)



Electric roller vehicular door. Power and light connected. Built in cupboard with wall mounted mains gas central heating boiler. Pedestrian door leading to the utility room.

Property Postcode

For location purposes the postcode of this property is: PE11 1QP

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Tenure: Freehold

Council tax band: C

Property construction: Brick built

Electricity supply: Mains

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Variable over Voice and Data. Three is Variable over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Likely over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: C71

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

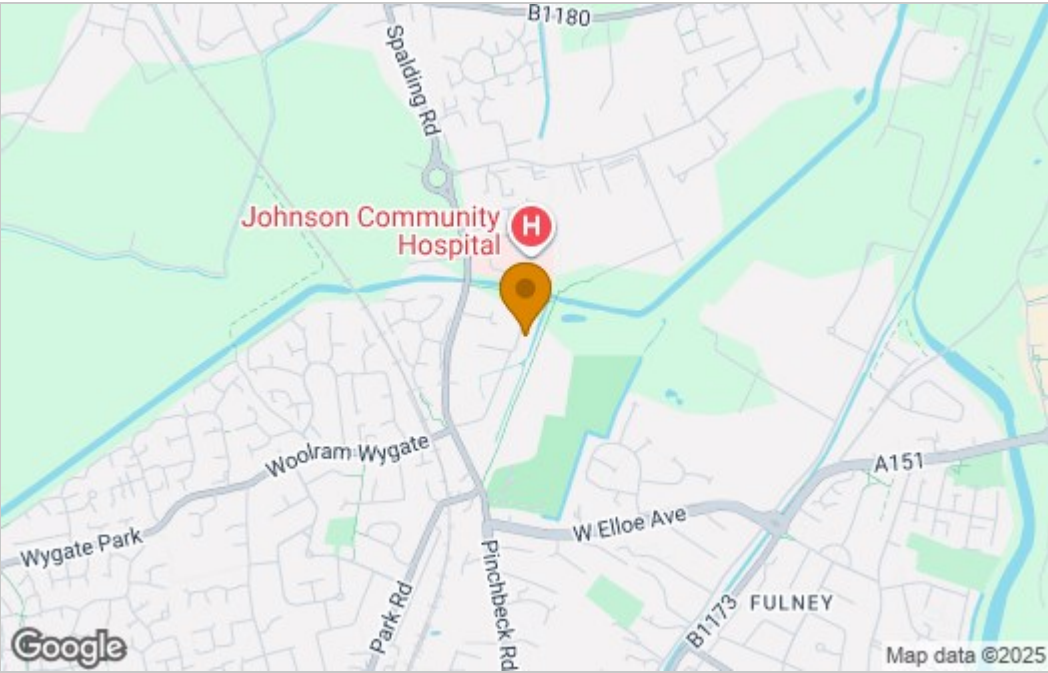




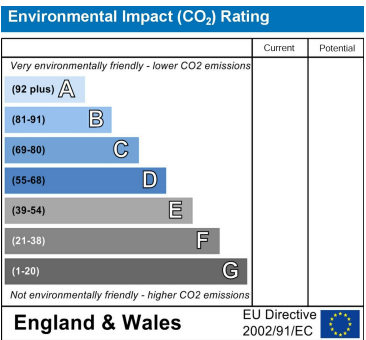
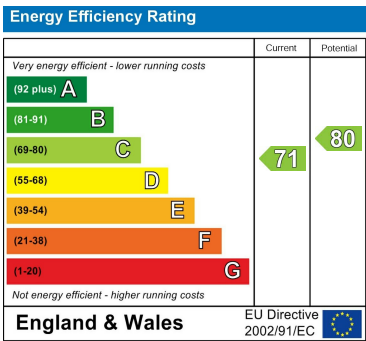
Floor Plan



Area Map



Energy Efficiency Graph



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