



37 Wedgewood Drive, Spalding, PE11 3FJ

£229,000

- Three-bedroom detached home in a sought-after residential area of Spalding
- Sold with no onward chain – ideal for a smooth and speedy purchase
- Lounge and separate dining room for flexible living
- Fitted kitchen with utility room for added convenience
- Front and rear gardens plus a single garage and off-road parking
- Close to local amenities, schools, and transport links

Three Bedroom Detached Home – Wedgewood Drive, Spalding – No Onward Chain

Located in a popular residential area of Spalding, this well-maintained three-bedroom detached home is offered with no onward chain, making it an ideal choice for a smooth and hassle-free move. The property comprises an entrance hall with WC, a lounge, separate dining room, and a fitted kitchen with utility room. Upstairs features three bedrooms and a family bathroom. Externally, there are front and rear gardens, along with a single garage providing off-road parking and storage.

An excellent opportunity for families or buyers seeking a home in a convenient, well-connected neighbourhood—early viewing is strongly advised!

Entrance Hall 5'9" x 8'11" (1.76m x 2.73m)



Composite entrance door with glazed side panel. Coving to ceiling. Radiator. Stairs to first floor landing. Doors to lounge, dining room and cloakroom.

Cloakroom 3'10" x 4'6" (1.18m x 1.39m)

Coving to ceiling, Extractor fan. Vinyl flooring. Mirrored cabinet. Fitted toilet. Wash hand basin.

Lounge 8'10" x 18'1" (2.70m x 5.52m)



PVC double glazed window to front. Coving to ceiling. Two radiators. Electric fireplace. French doors opening to the garden.

Dining Room 7'5" x 8'0" (2.27m x 2.45m)



PVC double glazed window to front. Coving to ceiling. Radiator. Opening to kitchen.

Kitchen 9'3" x 7'4" (2.84m x 2.25m)



PVC double glazed window to rear. Coving to ceiling. Vinyl flooring. Radiator. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splash back. Four ring gas hob with stainless steel extractor hood over. Electric oven and grill under. Door opening to utility room.

Utility Room 5'9" x 5'8" (1.76m x 1.73m)



PVC double glazed door to rear. Coving to ceiling. Radiator. Extractor fan. Vinyl flooring. Fitted worktop space with tiled splash backs. Space and plumbing for washing machine and tumble dryer.

First Floor Landing 7'3" x 9'11" (2.22m x 3.03m)

PVC double glazed window to rear. Coving to ceiling. Loft access. Radiator. Built in airing cupboard with slatted shelving. Doors to bedroom and bathroom.

Bedroom 1 12'9" x 10'10" (3.90m x 3.32m)



PVC double glazed windows to front and side. Coving to ceiling. Radiator. Built in wardrobe with hanging rail and fitted shelf.

Bedroom 2 10'4" x 10'5" (3.17m x 3.18m)



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

Bedroom 3 6'11" x 8'8" (2.12m x 2.66m)



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

Bathroom 5'7" x 8'1" (1.72m x 2.48m)



PVC double glazed window to rear. Coving to ceiling. Extractor fan. Vinyl flooring. Radiator. Fitted bath with chrome mixer tap and shower riser with rainfall head and hand held attachment. Toilet. Pedestal wash hand basin. Shaver point.

Outside



To the front of the property is a low maintenance lawn area and driveway leading to the single garage. Gated access to the side leading to the rear garden.

The rear garden is enclosed by timber fencing. Laid to lawn with patio seating area. There is a patio slab base ideal for a shed or similar.

Garage

Up and over vehicular door to front. Pedestrian door to side. Power and light connected.

Property Postcode

For location purposes the postcode of this property is: PE11 3FJ

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: B
Annual charge: No
Property construction: Brick built
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is None over Voice and Data. Vodafone is Limited 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

Building safety issues: No

Restrictions: No

Public right of way: No

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.

Coastal erosion risk: No

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

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C72

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

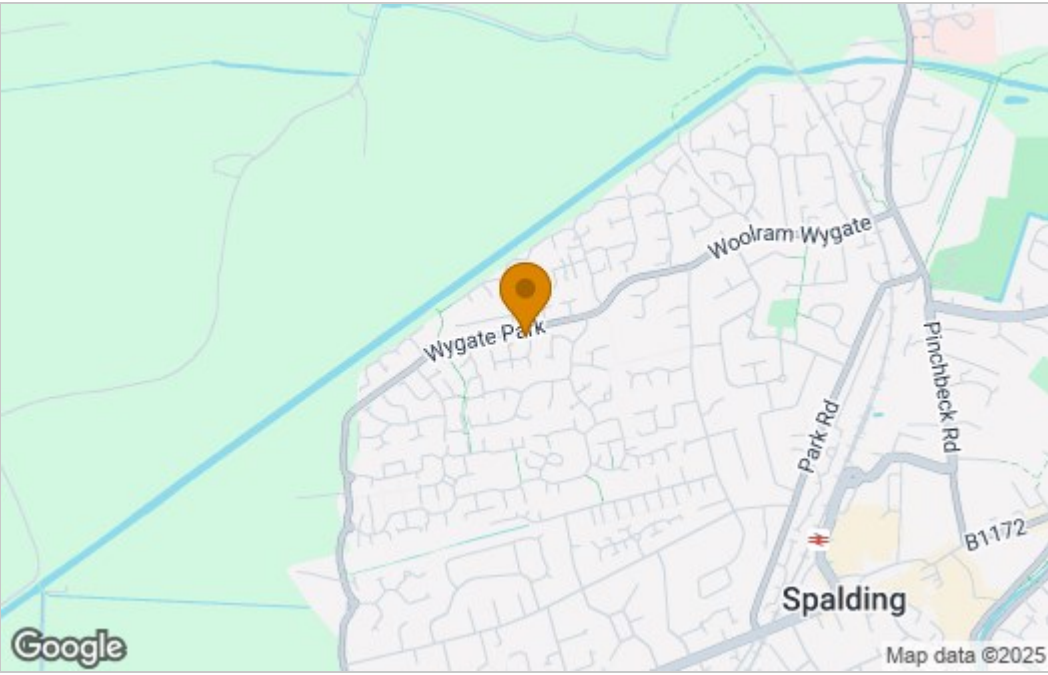
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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Area Map



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Energy Efficiency Graph

