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18 Mariette Way, Spalding PE11 1DT

Guide Price £475,000 Freehold

- Immaculately Presented Spacious Detached House
- Popular Cul-de-Sac Location with Open Aspect to the Rear
- 4 Bedrooms (En-Suite to Master) and Bathroom
- Extensive Block Paved Driveway, Double Garage and Mature Gardens
- Viewing Highly Recommended

Superb detached house in popular low density cul-de-sac convenient for local amenities and the town centre. Fully modernised with UPVC windows, gas central heating. Block paved driveway, double garage and established gardens. Lounge, dining kitchen, garden room, utility room and cloakroom to the ground floor; master bedroom with en-suite shower room, 3 further bedrooms and bathroom to the first floor.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Front entrance door leading to:

RECEPTION HALL

8' 5" x 15' 7" (2.57m x 4.77m) Smoke alarm, understairs storage area, radiator, doors arranged off to:

CLOAKROOM

3' 7" x 6' 5" (1.10m x 1.98m) Modern two piece suite comprising low level WC and wash hand basin with vanity storage unit, tiled floor with under floor heating, extractor fan, LED lighting.

LOUNGE

24' 8" x 11' 10" (7.52m x 3.62m) Georgian style window to the front elevation, sliding patio doors to



the rear elevation, ceiling lights, wall lights, TV point, telephone point, 2 radiators, feature fireplace with composite marble insert and hearth. The gas supply pipe to the fire has been disconnected as the vendors had intended to install an electric fire. The gas can be reconnected by an incoming purchaser (subject to choice).

MODERN FITTED DINING KITCHEN

22'0" x 13'8" (6.60m x 4.19m) High specification Symphony kitchen with Neff appliances including under counter fridge, induction hob, combination microwave oven, single electric oven and dishwasher, CDA wine cooler, slimline LED under counter spotlights fitted to the wall units, extensive range of fitted base cupboards, drawers and eye level wall units, kitchen sink unit with facility for water purification unit. The vendors have carried out extensive works to the Kitchen Diner over the past couple of years and it has been completely refitted with new architraving, new doors, upgraded electrics etc and this can only be fully appreciated by an internal inspection. Door to:

GARDEN ROOM

9' 10" x 13' 0" (3.02m x 3.97m) Georgian style UPVC window to the front elevation, 2 windows to the side elevation, UPVC doors to the rear, LED lighting, TV point, radiator.

UTILITY ROOM

6' 5" x 11' 5" (1.97m x 3.50m) New LED lights, recently fitted Potterton EP2000 hot water and heating programmer, Symphony larder units, new worktop matching that in the Kitchen, range of units, plumbing and space for washing machine.

From the Reception Hall the staircase rises to:

GALLERIED FIRST FLOOR LANDING

13' 9" x 7' 10" (4.20m x 2.39m) extending to 10'8" (3.26m), Georgian style UPVC window to the front elevation, ceiling light, access to loft space with fold down ladder. The loft is part boarded insulated and has power and lighting.

From the Landing access is gained to the Airing Cupboard with courtesy light and external light switch. Doors arranged off to:

MASTER BEDROOM

13' 9" x 14' 0" (4.21m x 4.28m) Georgian style UPVC window to the rear elevation, ceiling light, radiator, telephone point, door to:

EN-SUITE SHOWER ROOM

7' 5" x 5' 2" (2.27m x 1.59m) Shower cubicle with Aqualisa thermostatic shower, recently fitted WC with soft close seat, vanity unit with hand basin, drawers and hot cold and tap, chrome towel rail/radiator, extractor fan above the shower, LED electric light, obscure glazed window to the front elevation.



BEDROOM 2

13' 9" x 10' 9" (4.21m x 3.28m) Georgian style UPVC window to the rear elevation, ceiling light, radiator.

BEDROOM 3

11' 5" x 10' 9" (3.50m x 3.29m) Georgian style UPVC window to the rear elevation, ceiling light, radiator.

BEDROOM 4

8' 4" x 7' 7" (2.56m x 2.33m) Georgian style UPVC window to the front elevation, ceiling light, radiator. Hard wired internet connection installed and newly fitted wall units (available by negotiation).

FAMILY BATHROOM

7' 8" x 6' 5" (2.35m x 1.98m) Obscure glazed UPVC window to the front elevation, LED electric light, fully tiled walls, extractor fan, heated towel rail, shaver point, modern three piece suite comprising 'P' shaped panelled bath with centre tap, pedestal wash hand basin and low level WC. Fitted thermostatic shower over the bath with glazed screen.

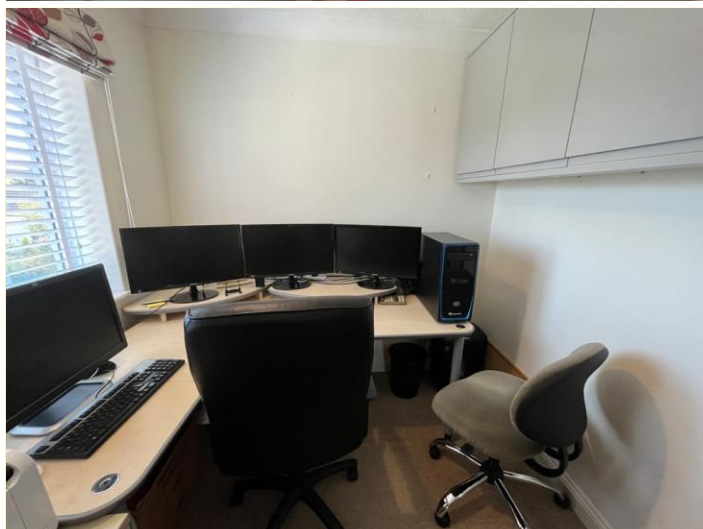


EXTERIOR

The property is nicely situated at the end of the cul-de-sac with an extensive block paved driveway providing multiple parking and access to:

ATTACHED DOUBLE GARAGE

17' 4" x 16' 9" (5.29m x 5.13m) Upgraded electrical fuse board, LED lights with sensors, water softener (by negotiation), double electric up and over door, Worcester Bosch gas fired central heating boiler, power sockets, concrete floor, window to the side elevation.



EXTERIOR

The gardens are pleasantly screened and include lawned areas, mature shrubs, trees and plants, stocked borders, new fencing and gate to the left hand side and security camera fitted to the front of the house. There is a wooden garden shed to the side garden and a pleasant aspect to the rear.



GENERAL INFORMATION

The current owners have carried out considerable works to the property over the past 2 years and along with the extensive reworking of the Kitchen Diner they have fitted new internal doors with chrome hardware, Venetian blinds to the front of the Lounge, Hallway, Bedroom 4 and Landing and LVT click flooring to the Hallway, Kitchen Diner, Utility Room and Family Bathroom. There have been various upgrades with the electrics and whilst this list is not exhausted it gives potential buyers an insight into the works carried out.



DIRECTIONS

From the Agents Offices proceed along New Road, turning left at the traffic lights into Pinchbeck Road continue straight on at two sets of lights and at the third set turn left into Woolram Wygate. Pass over the level crossing and past the fork in the road continuing to the right into Wygate Park and then take the first left hand turning into Mariette Way. The property is situated at the bottom of the cul-de-sac.

AMENITIES

There is a small parade of shops on the opposite side of Woolram Wygate with a Co-Op mini supermarket etc. The town centre is easily accessed on foot or via the 'In Town' bus service (the bus stop is adjacent to entrance to Mariette Way). Spalding offers a full range of shopping, banking, leisure, commercial, educational and medical facilities including the modern Johnson Community Hospital at Pinchbeck. Peterborough is 19 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 48 minutes.





GROUND FLOOR
1247 sq.ft. (115.9 sq.m.) approx.



1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 2003 sq.ft. (186.1 sq.m.) approx.

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.

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TENURE Freehold

SERVICES All Mains

COUNCIL TAX E

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee that they are present or in working order. Buyers must check these.

Ref: S11195

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		