



4 VICEROY DRIVE SPALDING, PE11 3TS

£425,000
FREEHOLD

This substantial and beautifully presented four-bedroom detached home on Viceroy Drive, Pinchbeck, offers exceptional space for modern family living. The property features a stunning open plan kitchen/diner with two sets of double doors leading to the huge rear garden, a generous lounge, separate utility room, downstairs WC, four spacious bedrooms and a family bathroom. The principal bedroom benefits from air conditioning, while outside there is an exceptionally large rear garden and substantial double garage. Situated close to the amenities of Pinchbeck and just a short distance from Spalding, with excellent road links via the A16, this is an ideal home for a growing family looking for space, style and practicality.

4 VICEROY DRIVE

- Substantial four-bedroom detached family home
- Modern open plan kitchen/diner
- Spacious 7.31m lounge
- Four well-proportioned bedrooms
- Air conditioning in the principal bedroom
- Huge enclosed rear garden
- Large double garage
- Separate utility room
- Modern, stylish and well-presented throughout
- Popular Pinchbeck location with excellent local amenities and road links



Summary

Substantial Four Bedroom Detached Family Home | Double Garage | Large Garden | Modern Open Plan Kitchen/Diner

Sedge Estate Agents are delighted to offer for sale this substantial and beautifully presented four-bedroom detached family home, situated on Viceroy Drive in the popular village of Pinchbeck, just north of Spalding.

Offering generous accommodation throughout, this impressive home is ideally suited to modern family living and provides an excellent combination of space, style and practicality. With four well-proportioned bedrooms, a large open plan kitchen/diner, spacious lounge, utility room, downstairs WC, double garage and a huge rear garden, there is plenty of space for a growing family to enjoy.

The ground floor opens into a welcoming entrance hallway with stairs rising to the first floor and access to the principal rooms. The spacious lounge is an impressive 7.31m x 3.61m and features a bow window to the front, creating a bright and welcoming main reception room.

The real centrepiece of the home is the superb modern open plan kitchen/diner, measuring an impressive 6.91m x 3.91m. This stylish space provides plenty of room for a large dining table and family seating, while two sets of double doors open directly onto the substantial rear garden, making it perfect for entertaining and family gatherings.

The ground floor also benefits from a separate utility room, downstairs WC and internal access to the generous double garage.

Upstairs, there are four bedrooms, providing excellent flexibility for larger families, guests or

those requiring home office space. The principal bedroom is particularly impressive, measuring 4.78m x 3.68m and overlooking the rear garden. It also benefits from air conditioning, providing additional comfort throughout the year.

Bedroom Two is another generous double bedroom measuring 4.01m x 3.30m, while Bedroom Three measures 3.28m x 3.48m and includes a useful storage cupboard. Bedroom Four is positioned to the front of the property and measures 3.68m x 2.44m.

The first floor is completed by a spacious family bathroom and landing with additional storage cupboard.

Outside, the property really comes into its own. The huge rear garden provides an excellent amount of outdoor space and is perfect for large families, children, entertaining or simply enjoying the outdoors. The generous garden gives the property a fantastic sense of space and offers plenty of room for outdoor seating, play areas and family activities.

The property also benefits from a substantial double garage measuring 4.93m x 4.57m, providing excellent secure storage and parking facilities, with an up-and-over door.

Location

Viceroy Drive is situated within the popular South Lincolnshire village of Pinchbeck, approximately 2.25 miles north of Spalding. Pinchbeck offers a range of everyday amenities including village shops, a doctors' surgery, public house, village hall and primary school.

For more extensive shopping, leisure and educational facilities, Spalding town centre is only a short distance away and provides a wide range of amenities together with a bus

station and railway station.

Morrisons supermarket on Wardentree Lane is also nearby, providing convenient day-to-day shopping together with a petrol station, café, bakery, butcher, pharmacy and a range of other services.

For families, Pinchbeck East Church of England Primary Academy is nearby, with further primary and secondary schools available in Spalding.

The area also benefits from excellent road connections, with the A16 providing access towards Peterborough, Boston, Stamford, Lincoln and Newark.

Overall, this is a fantastic opportunity to acquire a spacious and modern family home in a well-connected village location. With its impressive open plan kitchen/diner, four bedrooms, air-conditioned principal bedroom, double garage and exceptionally large rear garden, this property offers the space and flexibility that larger families are looking for.

An internal viewing is highly recommended to fully appreciate the size, presentation and versatility of this impressive home.

4 VICEROY DRIVE





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4 VICEROY DRIVE

ADDITIONAL INFORMATION

Local Authority – South Holland

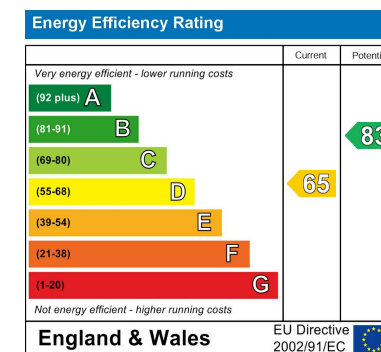
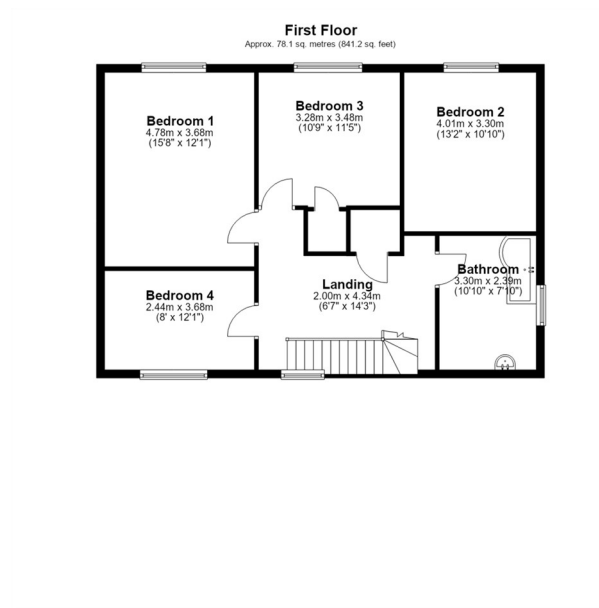
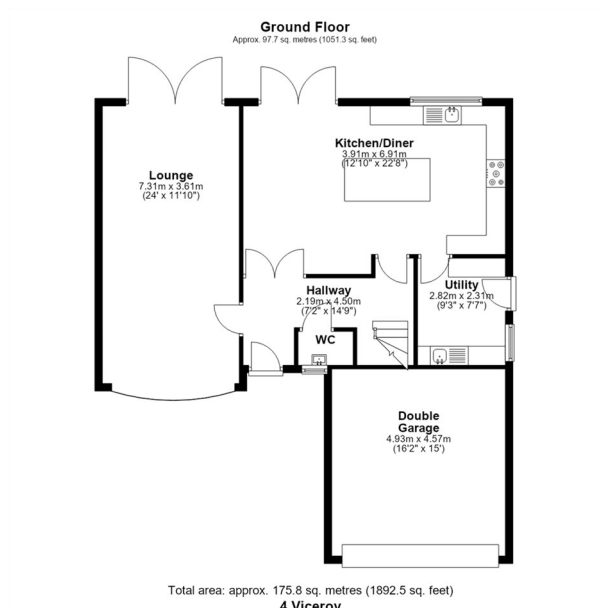
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





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

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