



44 SMALL DROVE

SPALDING, PE12 6HS

£182,500
FREEHOLD

CHAIN FREE

This well-presented three-bedroom home is set in the heart of a popular village location, close to a range of local amenities, schools, and transport links—ideal for families, first-time buyers, or those looking to enjoy village life with modern convenience. The property offers spacious and flexible living accommodation, including a generous lounge, an open-plan kitchen/diner, and three well-proportioned bedrooms. Externally, the home boasts a very large driveway, providing ample off-road parking, along with a fully enclosed rear garden—perfect for children, pets, or outdoor entertaining. Additional outbuildings, including a garden shed and a former outside toilet, offer useful storage or conversion potential. This is a fantastic opportunity to purchase a well-sized home in a sought-after area, offering both comfort and practicality in equal measure.

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- CHAIN FREE • Spacious lounge with natural light • Open-plan kitchen/diner with garden access • Modern bathroom with three-piece suite • Generous entrance hall and inner hallway • Very large driveway with ample parking • Fully enclosed and well-maintained rear garden • Useful garden shed and brick outbuilding • Set in a popular village location • Close to schools, shops, and local amenities



Rooms

Entrance Hall

A welcoming entrance hall providing access to the main living areas of the home. Compact yet functional, it offers space to hang coats and store shoes, setting the tone for the property.

Lounge – 4.14m x 4.11m (13'7" x 13'6")

This generously proportioned lounge is perfect for relaxation or entertaining guests. With ample space for comfortable seating and media units, it's a bright and inviting living area ideal for modern family life.

Kitchen/Diner – 2.57m x 5.31m (8'5" x 17'5")

A well-designed kitchen and dining space extending the full depth of the property. Offering a range of base and wall units, integrated appliances (where applicable), and ample room for a family dining table, this room is the heart of the home.

Hallway – 2.30m x 2.01m (7'7" x 6'7")

A practical inner hallway that connects the bedrooms and bathroom, enhancing the home's layout and providing easy access throughout the property.

Bedroom 1 – 3.10m x 3.43m (10'2" x 11'3")

A comfortable double bedroom featuring space for wardrobes and other bedroom furniture. Ideal as a master or guest room, it offers a calm and restful environment.

Bathroom – 1.83m x 2.01m (6'0" x 6'7")

A neatly fitted bathroom with contemporary tiling, comprising a three-piece suite with bath and shower over, wash basin, and WC. Perfect for family use or guests.

Bedroom 2 – 3.73m x 2.74m (12'3" x 9'0")

A spacious double bedroom that would suit children, guests, or even a home office setup. Bright and airy with room for additional furniture.

Bedroom 3 – 2.84m x 2.69m (9'4" x 8'10")

A versatile third bedroom, ideal for use as a nursery, home office, or single bedroom. Well-proportioned and benefiting from natural light.

Outside

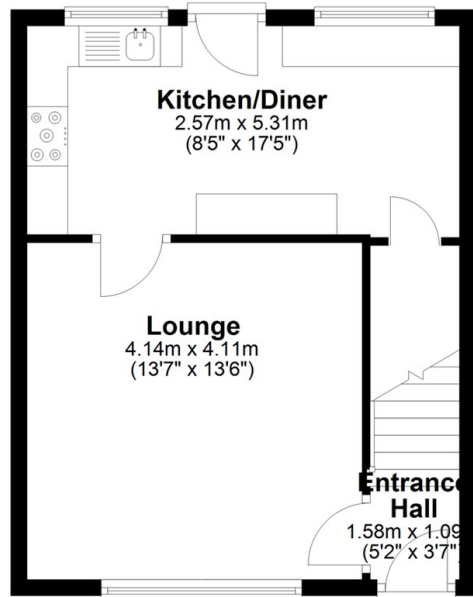
Outside

The property is set on a generous plot with a very large driveway providing ample off-road parking for multiple vehicles — ideal for families or those with a caravan or motorhome. To the rear, you'll find a well-presented and fully enclosed garden, offering a safe and private space for children or pets to enjoy. The garden features a neat lawn area, patio space for outdoor dining, and planted borders that add colour and character. Additional benefits include a useful garden shed and a charming brick-built outbuilding, which formerly served as an outside toilet — now offering potential for storage or conversion to a utility space, studio, or workshop (subject to requirements).



Ground Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



Total area: approx. 75.1 sq. metres (808.6 sq. feet)

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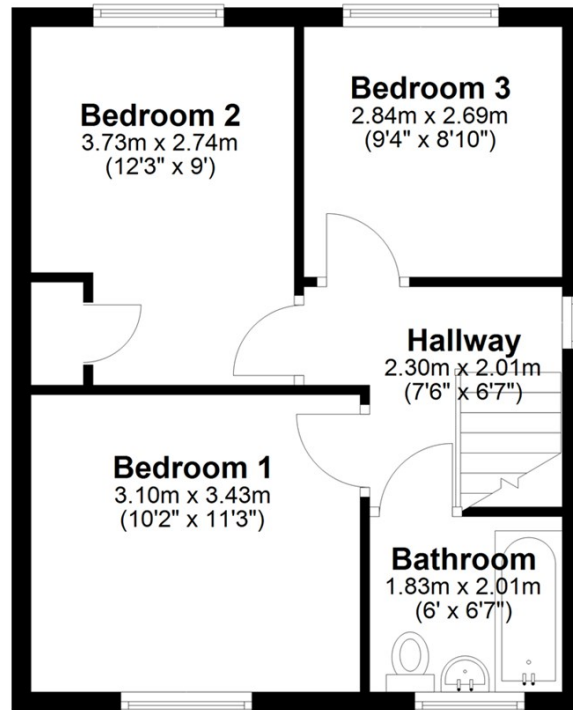


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First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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