



13 MEADWAY

SPALDING, PE11 3LQ

£349,995
FREEHOLD

This spacious and modern family home is set in a popular, quiet residential area close to schools and local amenities. Finished to a high standard throughout, it features a stylish lounge with log burner, bi-fold doors opening to a beautifully maintained rear garden, a sleek kitchen, utility room, and a contemporary four-piece family bathroom. With four generous bedrooms, energy-efficient solar panels, ample off-road parking, and a double garage, this property offers the perfect blend of comfort, space, and convenience for family living.

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- Spacious family home • Sought-after location • Stylish modern décor • Four double bedrooms • Bi-fold garden doors • Four-piece bathroom suite • Energy-saving solar panels • Double garage included • Ample off-road parking • Close to schools



About

Property Description

This impressive and beautifully presented modern family home is finished to a high standard throughout, offering spacious accommodation and contemporary styling. With energy-efficient solar panels and a feature log burner in the lounge, the property combines comfort with sustainability.

Accommodation comprises:

Entrance Hall – 2.82m x 4.62m (9'3" x 15'2")

A spacious and welcoming entrance hall with a modern finish, setting the tone for the rest of the property.

Lounge – 6.68m x 3.63m (21'11" x 11'11")

A generous living space with dual aspect windows allowing natural light to flood in. The log burner is a standout feature, creating a cosy focal point—ideal for family gatherings or relaxed evenings in.

Dining Room – 4.27m x 3.66m (14'0" x 12'0")

Perfect for entertaining, the formal dining room comfortably accommodates a large table and flows nicely from the lounge and kitchen.

Kitchen – 4.09m x 3.38m (13'5" x 11'1")

Modern and well-appointed, the kitchen features quality fittings, ample worktop space, and contemporary cabinetry, ideal for family cooking and day-to-day living.

Utility Room – 2.82m x 2.41m (9'3" x 7'11")

A practical space for laundry and additional storage, with external access.

WC

Conveniently located on the ground floor, fitted with a modern two-piece suite.

Landing – 3.45m x 4.14m (11'4" x 13'7")

A bright and spacious landing leading to all first-floor rooms.

Bedroom 1 – 4.27m x 3.61m (14'0" x 11'10")

A large principal bedroom with plenty of space for wardrobes and furniture.

En-suite Shower Room – 2.34m x 1.55m (7'8" x 5'1")

Stylishly fitted with a modern shower, WC, and hand basin.

Bedroom 2 – 3.28m x 3.81m (10'9" x 12'6")

Another well-proportioned double bedroom, ideal for guests or family members.

Bedroom 3 – 4.04m x 3.28m (13'3" x 10'9")

A bright and airy room, currently used as a double bedroom but equally suitable as a home office or hobby room.

Bedroom 4 – 2.46m x 2.69m (8'1" x 8'10")

A comfortable single bedroom, perfect as a nursery, study, or dressing room.

Family Bathroom – 2.69m x 2.36m (8'10" x 7'9")

Finished to a high standard with a modern four-piece suite including a bathtub with shower separate shower.

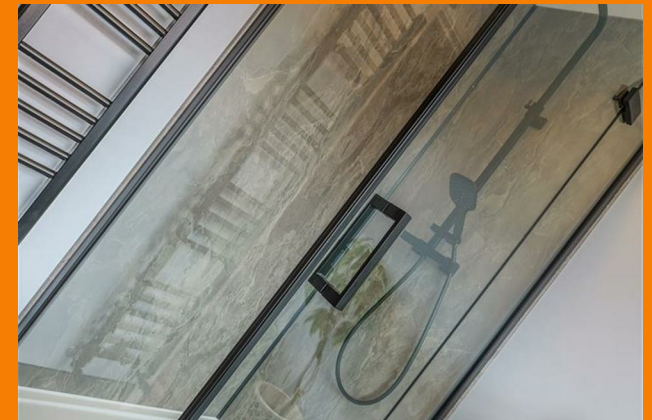
Garage

Spacious double garage, ideal for secure parking or additional storage.

External Features

The property sits on a generous plot with ample off-road parking to the front, perfect for multiple vehicles. To the rear, you'll find a large, beautifully maintained garden, ideal for outdoor dining, entertaining, or family enjoyment. The space offers excellent privacy and is a real highlight of the home.

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ADDITIONAL INFORMATION

Local Authority – South Holland

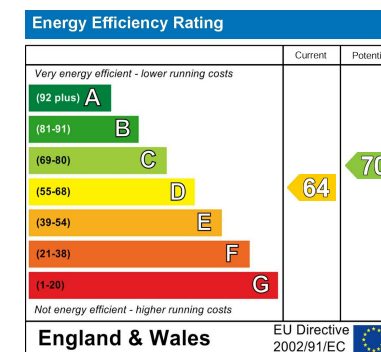
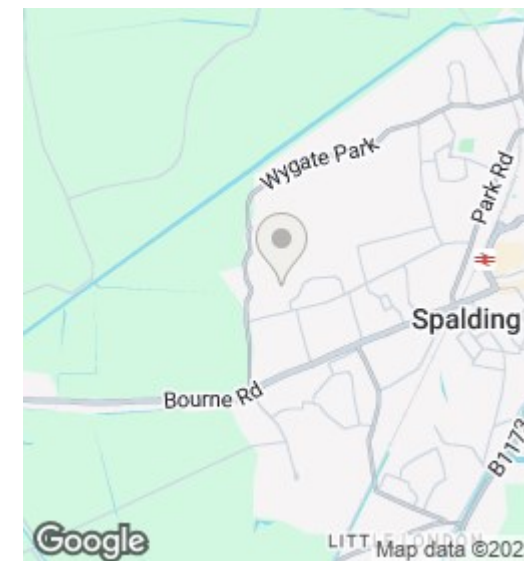
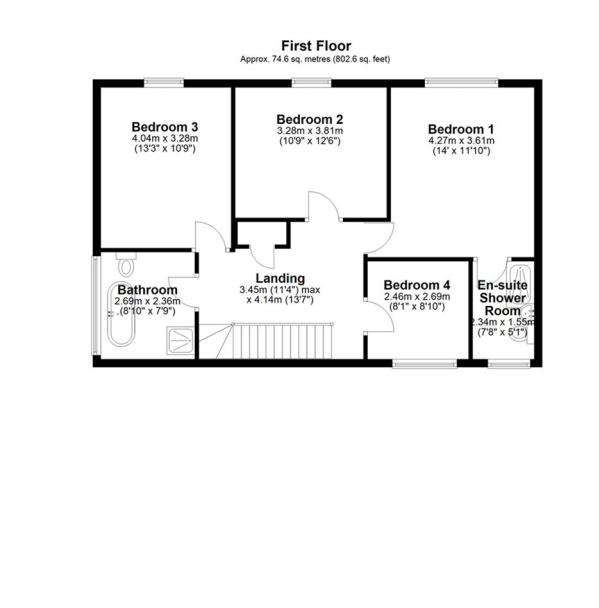
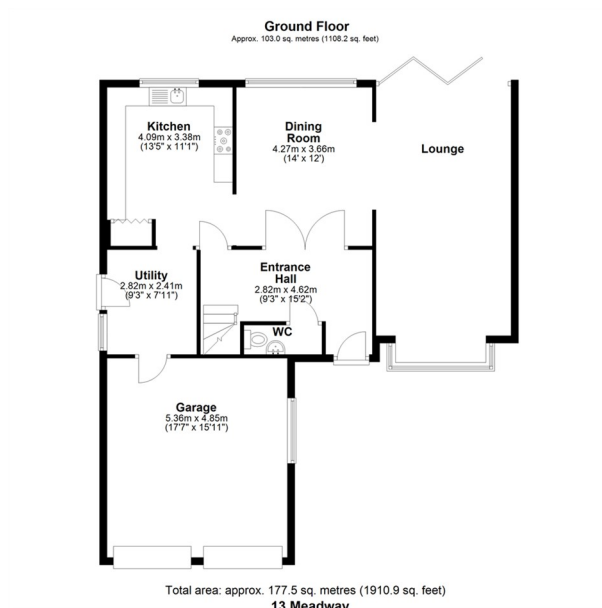
Council Tax – Band D

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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