



## 50 AINTREE DRIVE SPALDING, PE11 3BS

**£325,000**  
**FREEHOLD**

Sedge Estate Agents are pleased to offer this spacious four-bedroom detached family home in the quiet and highly sought-after Aintree Drive, Spalding. The property features a large living room, lounge, kitchen/breakfast room, dining room, utility, and ground floor WC, with four well-proportioned bedrooms upstairs. Outside, there is extensive off-road parking and a stunning, fully enclosed rear garden with two useful outbuildings for storage or home working. Perfectly located close to schools, local amenities, and excellent transport links, this home offers the ideal combination of space, privacy, and convenience for modern family living.

# 50 AINTREE DRIVE

- Four bedroom detached family home
- Quiet and highly sought-after residential location
- Extensive off-road parking to the front
- Spacious and versatile ground floor layout
- Open plan living room and lounge
- Large kitchen/breakfast room
- Separate dining room with garden access
- Utility room and ground floor WC
- Large, enclosed and beautifully established rear garden
- Two useful outbuildings for storage or home office use



## Description

Sedge Estate Agents are delighted to offer this impressive four-bedroom detached family home, situated in the peaceful and highly regarded Aintree Drive, Spalding. This large family property provides versatile and spacious accommodation over two floors, perfect for modern living.

### Ground Floor:

Entrance Vestibule: Two windows to front, door to hallway.

Living Room: 4.24m x 3.68m – window to front, open plan, door to lounge.

Lounge: 3.53m x 5.87m – window to rear and side, door to dining room.

Kitchen/Breakfast Room: 4.34m x 5.31m – window to rear, door to garden.

Dining Room: 4.34m x 3.81m – two windows to rear, double doors to garden.

Utility Room: 4.70m x 4.47m – window to side, door to garden.

WC: Window to side.

Garage: Up and over door.

Storage and Hallway: Stairs to first floor.

### First Floor:

Master Bedroom (Bedroom 1): 4.39m x 3.68m – window to front.

Bedroom 2: 3.48m x 3.68m – window to rear, storage cupboard.

Bedroom 3: 3.13m x 2.79m – window to rear.

Bedroom 4: 3.63m x 3.33m – window to front.

Bathroom: Window to rear.

Landing: Window to front.

Externally, the property benefits from extensive off-road parking to the front, ideal for multiple vehicles or visitors. The rear garden is large, fully enclosed, and beautifully established, offering a private and peaceful outdoor space. There are also two useful outbuildings, perfect for storage or a potential home office.

## Location

Aintree Drive is a quiet and popular residential area, known for its family-friendly atmosphere and well-maintained homes. The property is close to a range of well-regarded primary and secondary schools, making it ideal for families.

Spalding town centre is just over a mile away, providing access to shops, supermarkets, leisure facilities, and local services. The area also offers good transport links, including bus routes and rail connections to Peterborough, with fast trains to London, making it convenient for commuters.

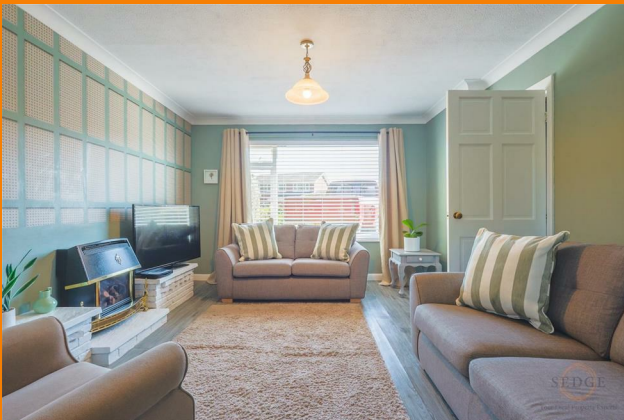
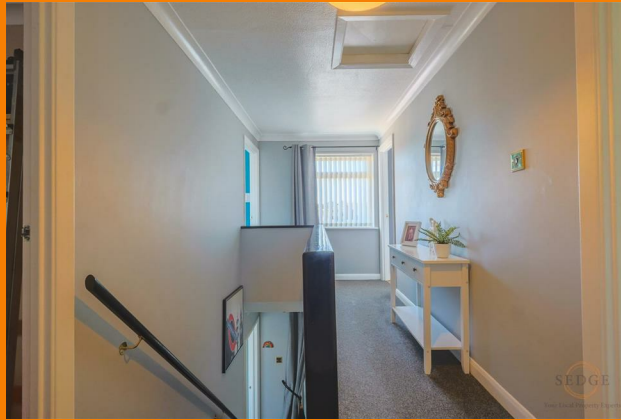
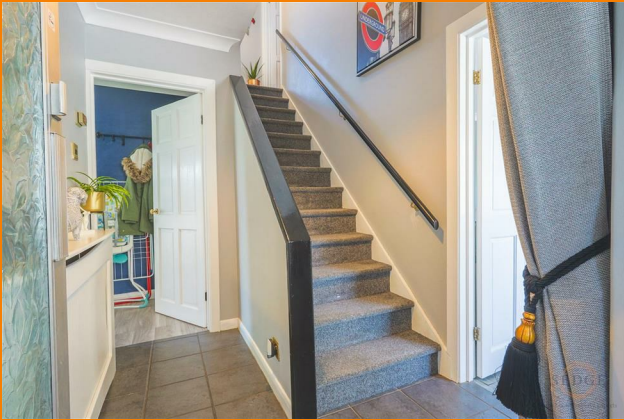
### Why Buyers Will Love It

This property combines space, privacy, and a desirable location. With four bedrooms, a large kitchen and dining area, extensive parking, a beautiful rear garden, and useful outbuildings, it's perfect for growing families, home workers, or anyone seeking a quiet yet well-connected home in Spalding.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

# 50 AINTREE DRIVE





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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

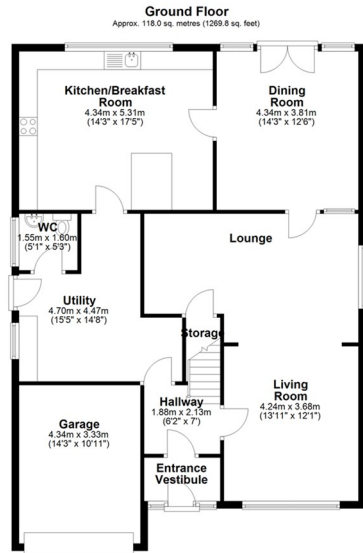
**Council Tax** – Band C

**Viewings** – By Appointment Only

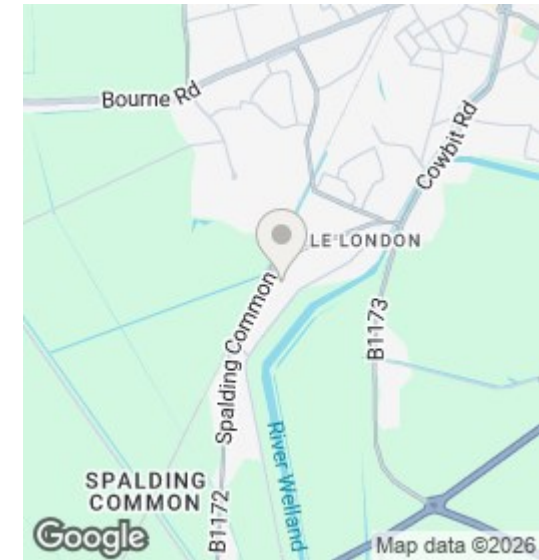
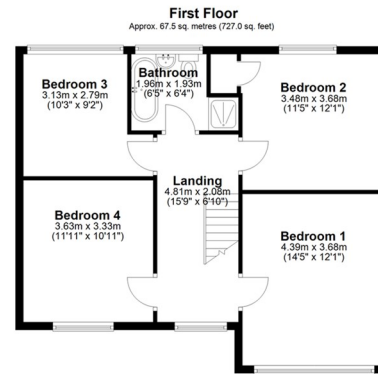
**Floor Area** – 1883.70 sq ft

**Tenure** – Freehold





Total area: approx. 185.5 sq. metres (1996.8 sq. feet)  
**50 Aintree**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
enquiries@sedge-homes.com  
www.sedge-homes.com

