





YEWTREE HOUSE 111 FLEET ROAD

SPALDING, PE12 8LD

£425,000

FREEHOLD

FIVE-BEDROOM DETACHED EXECUTIVE FAMILY HOME | FLEET HARGATE | TWO EN-SUITES | OPEN-PLAN KITCHEN/DINING/LIVING AREA | BI-FOLD DOORS | LOG BURNER | ELECTRIC GATES | DOUBLE GARAGE | PRIVATE GARDEN

Sedge Estate Agents are delighted to offer for sale this exceptional five-bedroom detached family home, occupying a generous and private plot in the sought-after village of Fleet Hargate. Offering spacious and versatile accommodation throughout, the property features an impressive open-plan kitchen, dining and living area with bi-fold doors opening onto the garden, a separate lounge with feature log burner, versatile study/playroom and useful utility room. To the first floor are five well-proportioned bedrooms, including two with private en-suite facilities, together with a stylish family bathroom. Externally, the property continues to impress with electric gated access, extensive off-road parking, a detached double garage and beautifully maintained private gardens. Combining generous family accommodation, contemporary living space and excellent outside facilities, this is a superb home in a desirable village location. Early viewing is highly recommended.

YEWTREE HOUSE 111 FLEET ROAD

• Substantial five-bedroom detached home • Highly sought-after village location • Underfloor heating to ground floor • Stunning open-plan kitchen, dining & living space • Bi-fold doors opening onto raised decking • Two en-suite shower rooms plus family bathroom • Versatile study/playroom • Spacious lounge with feature log burner • Detached double garage with electric door • Electric gated access & extensive parking





Description

YEW TREE HOUSE | FIVE-BEDROOM DETACHED EXECUTIVE FAMILY HOME | FLEET HARGATE | TWO EN-SUITES | STUNNING OPEN-PLAN KITCHEN/DINING/LIVING SPACE | QUARTZ WORKTOPS | BI-FOLD DOORS | UNDERFLOOR HEATING | GATED DRIVEWAY | DETACHED DOUBLE GARAGE

Sedge Estate Agents are proud to present Yew Tree House, an impressive and substantial five-bedroom detached executive family home, occupying a generous and private plot within the desirable village of Fleet Hargate.

Beautifully appointed and offering spacious, versatile accommodation throughout, this exceptional property combines contemporary family living with high-quality finishes and excellent entertaining space. Highlights include an impressive open-plan kitchen, dining and living area with quartz worktops and bi-fold doors, two en-suite bedrooms, a separate lounge with log burner, ground-floor study, underfloor heating and a detached double garage.

GROUND FLOOR

Upon entering, you are welcomed by a spacious entrance hall, featuring a useful storage cupboard, staircase rising to the first floor and access to the principal ground-floor accommodation.

The generous lounge (6.76m x 3.99m) is a beautifully proportioned reception room, enjoying plenty of natural light from the front-facing window. A feature fireplace with log burner creates an attractive focal point, while double doors enhance the flow of the accommodation.

A separate study (2.97m x 3.18m) provides excellent flexibility and would be ideal as a home office, playroom or additional snug. A convenient ground-floor WC completes this part of the accommodation.

OPEN-PLAN KITCHEN/DINING/LIVING AREA

The true heart of Yew Tree House is the impressive open-plan kitchen, dining and living area (4.81m x 7.44m), providing an exceptional space for modern family life and entertaining.

The contemporary fitted kitchen features quality cabinetry, quartz worktops, integrated appliances and ample storage. The kitchen flows seamlessly into the generous dining and seating areas, creating a sociable and versatile environment.

Impressive bi-fold doors open directly onto the raised decking, allowing natural light to flood the room and creating a wonderful connection between the indoor and outdoor living spaces.

A separate utility room (3.89m x 1.80m) provides further storage and practical facilities, together with direct access to the side of the property.

FIRST FLOOR

The spacious first-floor landing benefits from a useful storage cupboard and provides access to all five bedrooms and the family bathroom.

The principal bedroom (3.99m x 3.76m) is a generous double bedroom overlooking the front aspect, complemented by a stylish private en-suite (1.60m x 3.73m), featuring a walk-in shower and contemporary fittings.

Bedroom two (3.07m x 4.90m) is another excellent double bedroom, enjoying dual front-facing windows and its own private en-suite (2.21m x 1.70m).

To the rear are three further well-proportioned bedrooms:

Bedroom three (3.99m x 3.71m) is a spacious double bedroom.

Bedroom four (3.99m x 3.76m) provides further generous double bedroom accommodation.

Bedroom five (3.00m x 3.50m) benefits from dual-aspect windows and offers flexibility as a bedroom, nursery or additional home office.

The accommodation is completed by a beautifully presented family bathroom, featuring a freestanding bath, contemporary suite and quality tiling.

OUTSIDE

Yew Tree House occupies an impressive and private plot, approached through an attractive brick wall frontage with electric gated access.

The gates open onto a substantial gravel driveway, providing extensive off-road parking for multiple vehicles.

DETACHED DOUBLE GARAGE

The detached double garage benefits from an electric roller shutter door, power and lighting, providing excellent secure parking, storage or potential workshop space.

REAR GARDEN

The enclosed rear garden has been thoughtfully arranged to provide a private and attractive outdoor space, featuring a combination of lawn, decking and pathways.

The raised decked seating area is directly accessed from the open-plan kitchen and living space via the bi-fold doors, creating the perfect setting for outdoor dining, summer entertaining and family gatherings.

MATURE SURROUNDINGS AND PRIVATE PLOT

The generous plot, established surroundings and enclosed garden combine to create a particularly appealing setting for those seeking privacy, space and a desirable village lifestyle.

ADDITIONAL FEATURES

- Five-bedroom detached executive family home
- Desirable village location in Fleet Hargate
- Spacious open-plan kitchen/dining/living area
- Contemporary fitted kitchen with quartz worktops
- Integrated kitchen appliances
- Bi-fold doors opening onto raised decking
- Underfloor heating to the ground floor
- Two en-suite shower rooms
- Separate four-piece-style family bathroom with freestanding bath
- Lounge with feature log burner
- Separate study/home office
- Utility room and ground-floor WC
- Electric gated entrance
- Extensive gravel driveway
- Detached double garage with electric roller shutter door
- Private enclosed rear garden
- Furniture may be available by separate agreement

SUMMARY

Yew Tree House represents a fantastic opportunity to acquire a substantial five-bedroom detached family home, offering exceptional living space, contemporary finishes and an impressive range of features.

The combination of two en-suite bedrooms, a stunning open-plan kitchen and living area, underfloor heating, gated driveway, detached double garage and generous private garden makes this a particularly attractive proposition for families seeking a high-quality home in a desirable village setting.

Furniture can be included in the sale, subject to agreement.

Council Tax Band: D
EPC Rating: C

Early internal viewing is highly recommended to fully appreciate the accommodation, quality and lifestyle that Yew Tree House has to offer.

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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band D

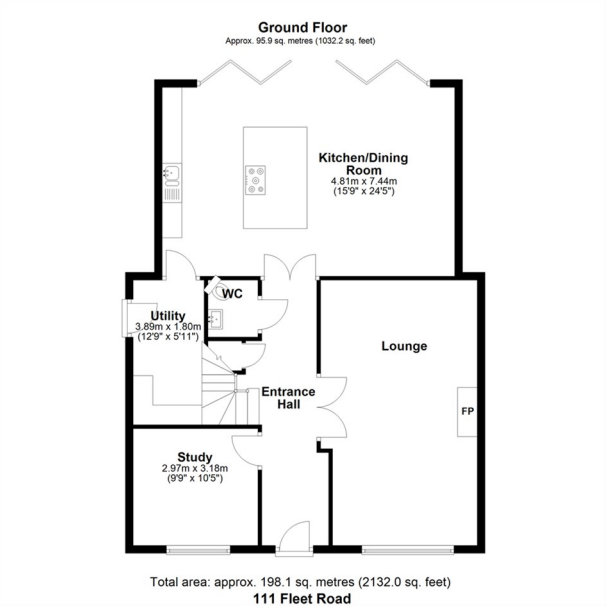
Viewings – By Appointment Only

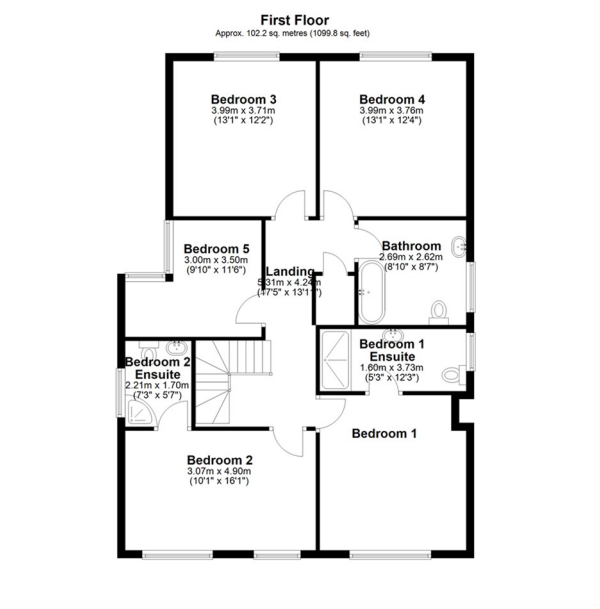
Floor Area – sq ft

Tenure – Freehold

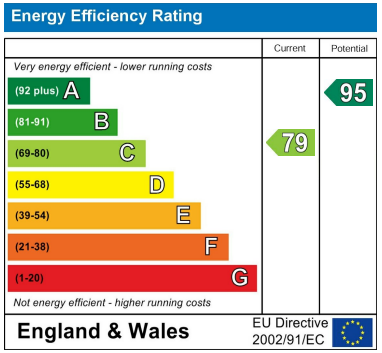












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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