



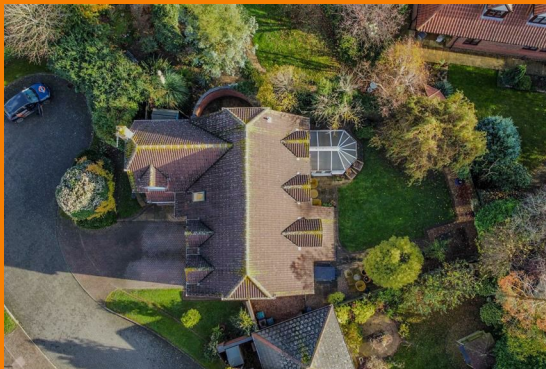
## 10 FERN DRIVE SPALDING, PE11 1GG

**£450,000**  
**FREEHOLD**

This exceptional 5-bedroom family home offers the perfect blend of modern elegance and luxurious living. Every inch of the property has been meticulously designed to provide the ultimate in comfort and style, from the grand entrance hall with its stunning feature staircase, to the expansive open-plan living areas ideal for both family life and entertaining. The chef's kitchen, featuring high-end integrated appliances, flows seamlessly into the spacious lounge and breakfast room, while the conservatory dining area offers breathtaking views of the garden. The master suite is a true retreat, complete with an opulent en-suite bathroom and a stylish dressing area, while four additional beautifully appointed bedrooms and modern bathrooms ensure ample space for family or guests. With every detail thoughtfully executed, this is a home where luxury meets functionality—an unparalleled opportunity for those seeking the very best in contemporary living.

# 10 FERN DRIVE

• Stunning 5-bedroom family home with luxury finishes throughout. • Grand entrance hall featuring a striking feature staircase. • Expansive open-plan lounge and breakfast room perfect for entertaining. • State-of-the-art kitchen with integrated appliances, including eye-level ovens and a wine fridge. • Situated on popular and quiet residential location with ample parking • Master suite with a spacious en-suite bathroom and walk-in dressing area. • Four additional spacious bedrooms with built-in storage. • Jack and Jill en-suite shared between two upstairs bedrooms. • High-end, modern bathrooms throughout, with sleek fixtures and finishes. • Double garage and ample storage, with direct exterior access.



## Summary

Exquisite 5-Bedroom Family Home with Unparalleled Luxury and Timeless Elegance

Welcome to this exceptional, high-end family residence, a masterpiece of modern living set in a highly sought-after location. Every inch of this luxury home has been thoughtfully designed and impeccably finished, offering a seamless fusion of style, comfort, and cutting-edge technology. From the grand entrance hall to the expansive open-plan living areas, this property is an entertainer's dream, with unrivaled space, refined details, and breathtaking design throughout.

Ground Floor:

**Porch (1.22m x 2.39m):** Step inside through a welcoming porch, offering the perfect introduction to the grand scale of the home. The stylish entrance sets the tone for the luxurious design that flows throughout the property.

**Entrance Hall (2.87m x 4.29m):** The moment you enter, you're greeted by a stunning feature staircase and an expansive entrance hall that exudes elegance and sophistication. With its grand proportions, it offers a first impression that will captivate you and your guests.

**Living Room (4.90m x 4.09m):** This beautifully appointed room is an inviting sanctuary, where a charming brick-built fireplace takes center stage. The large bay window floods the room with an abundance of natural light, creating a warm and welcoming atmosphere ideal for both relaxation and socializing.

**Home Office (2.79m x 2.18m):** The perfect space for the discerning professional, this private study features two side-facing windows, offering peace and privacy. Whether working from home or looking for a quiet retreat, this room offers an ideal setting for productivity and focus.

**Lounge/Breakfast Room (3.81m x 6.30m):** Impressively spacious and bathed in light, this expansive open-plan lounge and breakfast room is the ultimate space for luxurious family living and entertaining. The modern breakfast bar provides a chic focal point, while the seamless flow into the state-of-the-art kitchen makes this the heart of the home—perfect for gatherings or intimate evenings.

**Kitchen (4.27m x 2.79m):** No expense has been spared in this chef's dream kitchen, featuring a sleek minimalist design and a suite of integrated appliances, including two eye-level ovens and a full-size wine fridge. Every detail has been meticulously crafted to offer both form and function, with generous storage and sleek finishes that create an inviting yet highly practical space.

**Dining Room (4.06m x 2.92m):** Located within the property's light-filled conservatory, the dining room is

at a breathtaking space that invites you to enjoy meals in the comfort of nature. Surrounded by windows, this room is bright and airy, offering uninterrupted views of the beautifully landscaped garden and creating an extraordinary setting for both formal and informal dining.

**Utility Room (1.68m x 3.30m):** A perfectly appointed utility space that offers practicality alongside style. This room is ideal for laundry and additional storage, with direct access to the exterior for added convenience.

**WC (0.94m x 2.26m):** A beautifully finished ground-floor WC that is as functional as it is stylish, with sleek modern fixtures and a rear-facing window that adds a touch of natural light.

**Double Garage (5.80m x 5.16m):** A spacious double garage with two up-and-over doors, offering plenty of room for vehicles or additional storage. The garage is large enough to accommodate a range of purposes, adding further versatility to the home.

First Floor:

**Landing:** A bright and airy landing with a large front-facing window and ample storage space. The space offers access to the luxurious bedrooms and bathrooms, with a sense of flow and openness throughout.

**Bedroom 1 (3.66m x 4.39m):** A stunning master suite that is both luxurious and inviting. This spacious room offers two large windows, allowing natural light to flood the space. Contemporary finishes, a generous layout, and an overall sense of serenity make this a true sanctuary for rest and relaxation.

**En-suite Bathroom to Bedroom 1 (2.11m x 1.93m):** A high-end en-suite bathroom featuring luxurious fixtures and fittings. The modern, minimalist design creates a tranquil and refined space, with sleek tiles, a contemporary shower, and beautiful detailing.

**Dressing Area (1.32m x 3.25m):** Open-plan to Bedroom 1, the dressing area offers an opulent space to organize your wardrobe. Featuring two built-in storage cupboards, this area ensures your clothing and accessories are neatly stored in an effortlessly stylish environment.

**Bedroom 2 (3.76m x 4.98m):** A spacious, beautifully designed bedroom with two front-facing windows, ample storage and a sense of openness. Perfect for guests or family members, this room offers a sophisticated, tranquil space.

**Jack and Jill En-suite Shower Room (3.66m x 1.50m):** A stunning Jack and Jill shower room that serves Bedrooms 2 and 3, offering modern luxury and convenience with sleek finishes and a practical layout.

**Bedroom 3 (3.91m x 3.67m):** This generously sized

bedroom features built-in storage, creating an effortlessly organized space. The rear-facing window offers lovely views of the garden, and the room has been designed with modern living in mind.

**Bedroom 4 (2.74m x 2.74m):** A beautifully appointed bedroom with a rear-facing window, ideal for use as a child's room, guest room, or additional office space. This room balances functionality with contemporary style.

**Bedroom 5 (2.18m x 3.56m):** A versatile space that can be used as a bedroom or home office, featuring a rear-facing window and offering an abundance of natural light. The possibilities are endless with this room.

**Bathroom (2.31m x 2.18m):** A luxurious family bathroom with a modern design, including a full suite of contemporary fixtures. The sleek finishes and natural light make this a sophisticated space for the whole family.

Additional Features:

Throughout the home, modern, high-quality finishes create a seamless blend of style and functionality. With integrated appliances, state-of-the-art technology, and exceptional attention to detail, this home is a true showcase of modern luxury.

The open-plan layout on the ground floor provides a flexible and welcoming space for both day-to-day living and hosting guests, while the expansive bedrooms and exquisite bathrooms offer a private haven for every member of the family.

This is a once-in-a-lifetime opportunity to acquire a home of this caliber—where every detail has been designed to impress and delight. Whether you're looking for a home for family life or a stunning space to entertain, this property offers everything you need and more. Contact us today to schedule a viewing of this remarkable home.

## Porch

Door to:

## Entrance Hall

Stairs, door to:

## Living Room

Window to front, box window to side, fireplace, double door, door to:

## At Home Office

Two windows to side, door to:

## Lounge/Breakfast Room

Window to side, open plan, double door, door to:

## Dining Room

Five windows to side, window to rear, two double doors, door to:

## Kitchen

Window to rear.

## Utility

Door to:

## WC

Window to rear.

## Double Garage

TwoUp and over door.

## Bedroom 2

Two windows to front, Storage cupboard, double door, door to:

## Jack and Jill En-suite Shower Room

Window to side, Storage cupboard, door to:

## Landing

Window to front, Storage cupboard, double door, door to:

## Bedroom 4

Window to rear, door to:

## Bedroom 3

Window to rear, Storage cupboard, door to:

## Bedroom 5

Window to rear, door to:

## Bathroom

Window to side, door to:

## En-suite Bathroom

Window to side, door to:

## Dressing Area

TwoStorage cupboard, two double doors, door to:

## Bedroom 1

Window to front, window to side, open plan.

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

# 10 FERN DRIVE





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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

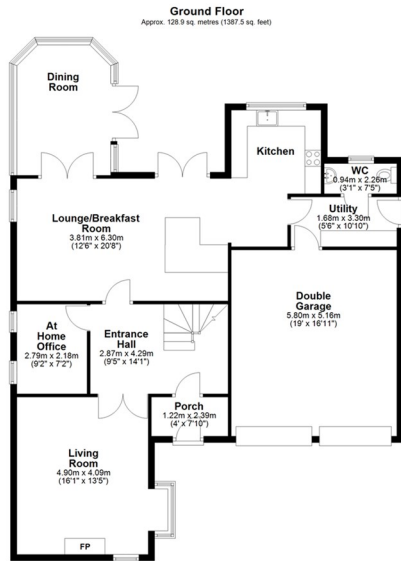
**Council Tax** – Band E

**Viewings** – By Appointment Only

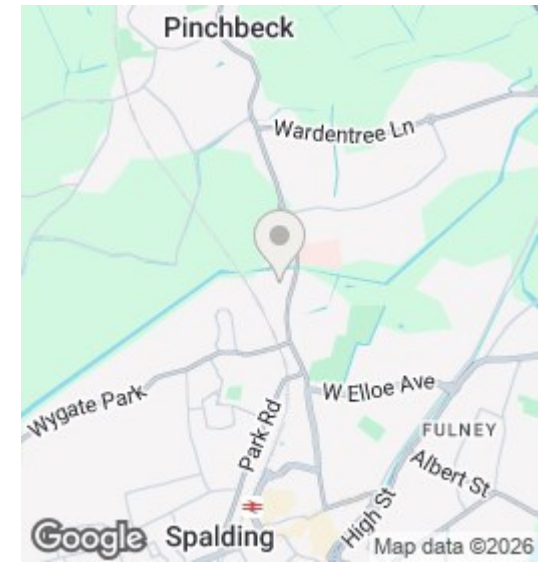
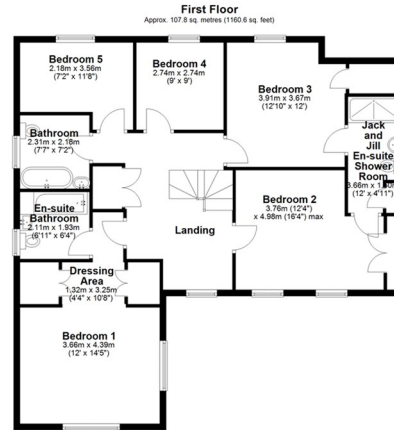
**Floor Area** – 2568.00 sq ft

**Tenure** – Freehold





Total area: approx. 238.7 sq. metres (2548.1 sq. feet)  
**10 Fern Drive**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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

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