



## 5 LARKSPUR WAY SPALDING, PE11 3LP

**£325,000  
FREEHOLD**

This stunning four-bedroom detached home is the perfect blend of space, style, and practicality. Designed for modern family living, it boasts generous living areas, a contemporary kitchen, and a private garden, making it an ideal place to relax and entertain. The bright and airy lounge offers a welcoming atmosphere, with patio doors opening onto the garden, while the elegant dining room provides the perfect setting for hosting.

The well-equipped kitchen/diner ensures mealtime is a delight, and the practical utility room adds convenience. Upstairs, you'll find four spacious bedrooms, including a luxurious master suite with an en-suite bathroom and fitted wardrobes. Outside, the enclosed rear garden is a haven for families, featuring a lawn, flower beds, and space for outdoor dining. With a single garage and private driveway, this home ticks every box! Don't miss out – call us today to arrange your exclusive viewing!

# 5 LARKSPUR WAY

- Spacious family home
- Four generous bedrooms
- Bright, airy lounge
- Modern kitchen/diner
- Private master en-suite
- Enclosed rear garden
- Driveway & garage
- Sought-after location
- Move-in ready
- Call now to view!



## Summary

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## Hallway

Porch over, sealed unit double glazed door, stairs to first floor landing, radiator.

## Lounge

Inviting Lounge (19'4" x 11'6") – A bright and spacious dual-aspect room featuring a charming fire surround and patio doors leading to the garden, creating a perfect space for relaxing and entertaining.

## Dining Room

Elegant Dining Room (11'7" x 10'9") – A formal dining space with twin glazed doors and direct access to the front and side garden areas.

## Kitchen

Modern Kitchen/Diner (13'2" x 11'6") – Designed for convenience with a range of fitted units, built-in oven, hob, canopy hood, integrated dishwasher, and a stylish 1.5 bowl sink with mixer taps.

## WC

Practical WC, with sink and toilet basin.

## Utility

Practical Utility Room (9'10" x 6'8") – Extra storage, sink with mixer tap, plumbing for a washing machine, and internal access to the garage.

## Garage

Single Garage (16'1" x 9'4") – Equipped with power, lighting, and a wall-mounted boiler.

## Landing

Window to front.

## Bedroom 1

Spacious Master Suite (16'4" x 10'8") – A bright and airy retreat featuring dual-aspect windows, a fitted wardrobe, and plenty of space for additional furniture.

## En-suite Shower Room

En-Suite Bathroom – A modern three-piece suite including a shower cubicle, WC, wash hand basin, and a heated towel rail, plus a double-glazed window for natural light.

## Bedroom 2

Bedroom 2 (11'11" x 11'7") – A generously sized double bedroom with a large front-facing window, offering plenty of light and warmth.

## Bedroom 3

Bedroom 3 (11'8" x 9'7") – A well-proportioned double bedroom, enhanced by dual-aspect windows, making it bright and welcoming.

## Bedroom 4

Bedroom 4 (11'8" x 9'0") – A versatile fourth bedroom, perfect as a guest room, home office, or children's bedroom, complete with a side-facing window for natural light.

## Bathroom

Luxury Family Bathroom – A well-appointed four-piece suite with a bath, separate shower cubicle, WC, and heated towel rail.

## Private Rear Garden

Private Rear Garden – Enclosed with fencing, featuring a lawn, flower beds, and space for a storage shed – ideal for family time and summer BBQs!

## Attractive Curb Appeal

Attractive Frontage – Open-plan with a lawned area and private driveway leading to the garage.

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.

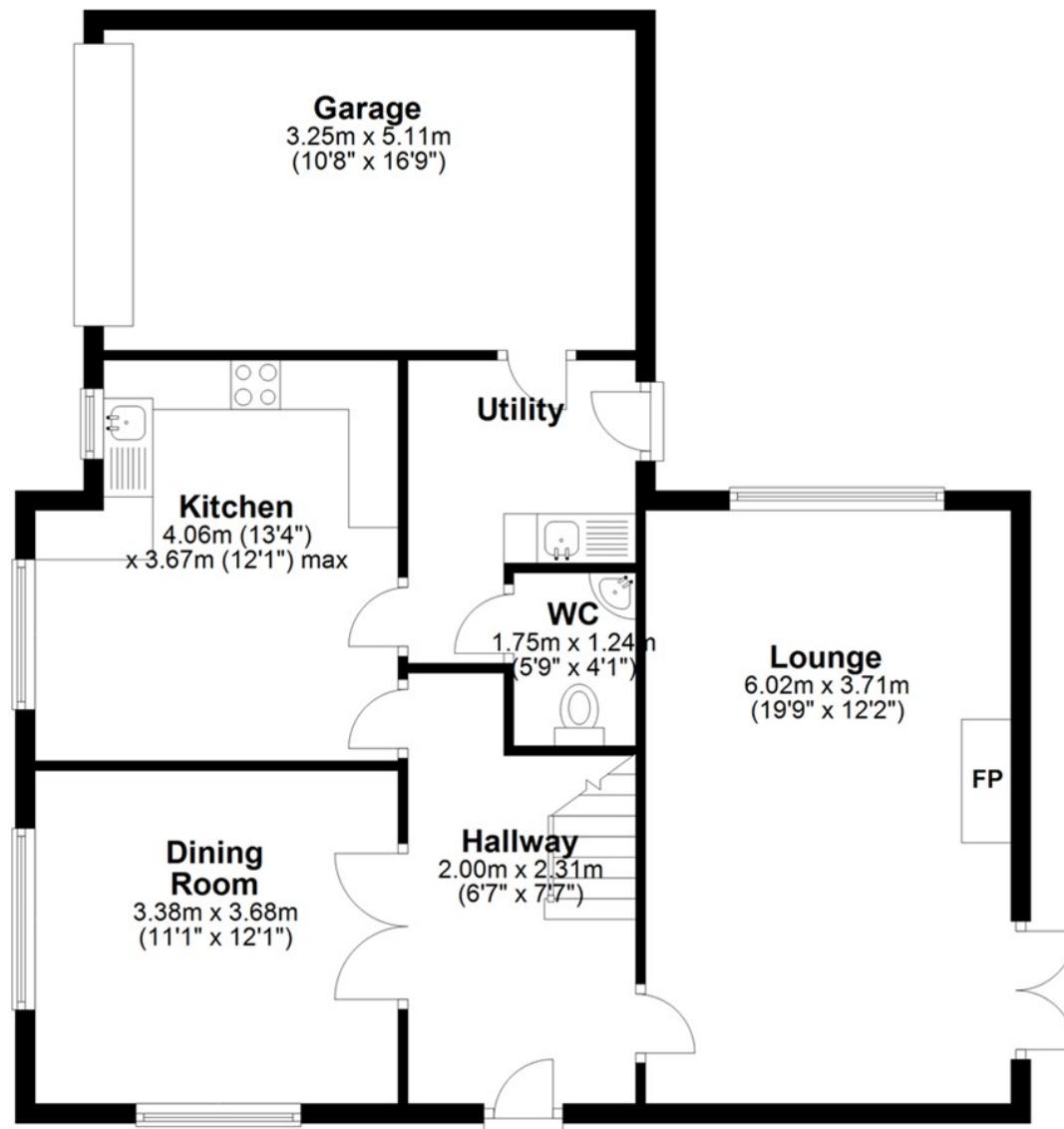
# 5 LARKSPUR WAY





## Ground Floor

Approx. 84.9 sq. metres (913.8 sq. feet)



## ADDITIONAL INFORMATION

**Local Authority** – South Holland

**Council Tax** – Band D

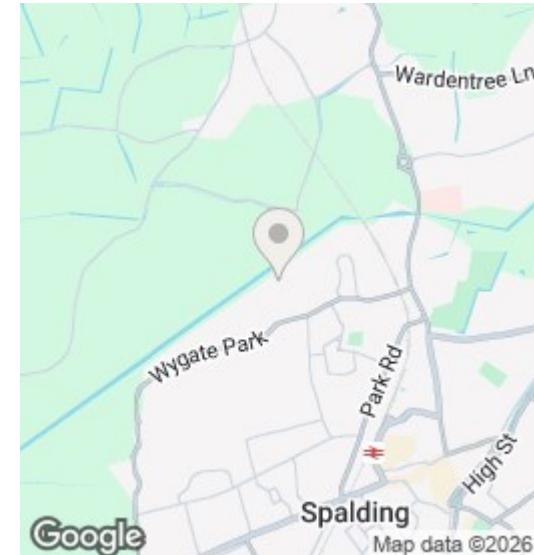
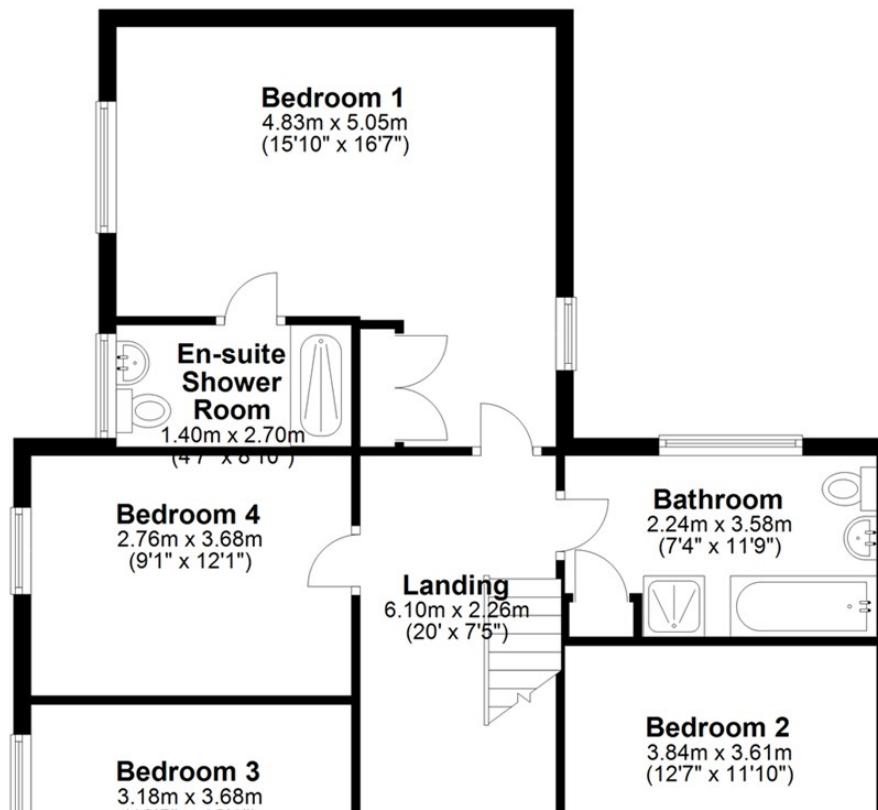
**Viewings** – By Appointment Only

**Floor Area** – 1821.00 sq ft

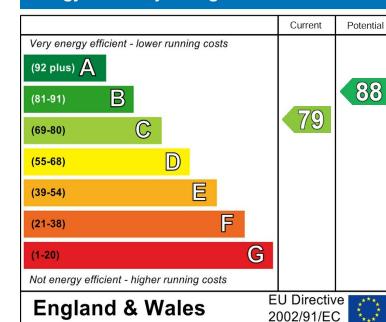
**Tenure** – Freehold

## First Floor

Approx. 84.3 sq. metres (907.4 sq. feet)



### Energy Efficiency Rating



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](mailto:enquiries@sedge-homes.com)  
[www.sedge-homes.com](http://www.sedge-homes.com)

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