



**15 ST. ANNES WAY**  
**SPALDING, PE11 3PN**

**£300,000**  
**FREEHOLD**

An exceptionally well decorated and beautifully presented four bedroom detached family home situated in a popular residential area of Spalding. Finished to a high standard throughout, the property offers spacious and versatile accommodation including multiple reception areas, a well-appointed kitchen, conservatory, downstairs WC and four generous bedrooms. The brand new, modern bathroom features a stylish bath (please note there is no shower). Outside, the home benefits from ample off-road parking and an enclosed rear garden, making it ideal for families seeking a move-in ready property.

# 15 ST. ANNES WAY

- Four bedroom detached family home
- Exceptionally well decorated and presented to a high standard
- Spacious lounge/diner with dual aspect windows
- Separate dining room offering flexible living space
- Well-proportioned kitchen with access to conservatory
- Bright conservatory overlooking the rear garden
- Brand new modern bathroom with stylish bath
- Downstairs WC
- Gas central heating and UPVC double glazing
- Ample off-road parking and enclosed rear garden



## Summary

15 St Annes Way, Spalding – Exceptionally Presented Four Bedroom Detached Home

Situated in a popular residential area of Spalding, this beautifully decorated and exceptionally well-presented four bedroom detached family home has been finished to a high standard throughout and is ready to move straight into.

The ground floor offers spacious and versatile accommodation, beginning with a welcoming entrance hallway with useful storage and access to a convenient downstairs WC. To the front of the property is a generous open-plan dining room with dual aspect windows, creating a light and airy space ideal for entertaining. The impressive lounge/diner spans the depth of the property, enjoying windows to both the front and rear, making it a superb main living area for relaxing and family gatherings.

The kitchen is well-proportioned and thoughtfully laid out, with a window overlooking the rear garden and direct access through to the conservatory. The conservatory itself benefits from multiple windows and a door leading out, providing an additional reception area that can be enjoyed all year round as a sitting room, playroom or garden room.

Upstairs, the property continues to impress with four well-sized bedrooms. Bedroom one is a spacious double overlooking the front aspect, while bedroom four is particularly generous and features built-in storage. Bedrooms two and three overlook the rear and offer comfortable accommodation for family members or guests.

The family bathroom has been newly fitted in a stylish, modern design and finished to a high standard. It features a contemporary suite including a lovely bath with shower over, creating a luxurious space to unwind.

Externally, the property benefits from ample off-road parking to the front and gated side access leading to the enclosed rear garden. The rear garden is mainly laid to lawn with established borders and offers a private space ideal for families and outdoor entertaining.

With gas central heating, UPVC double glazing, spacious living areas and exceptional presentation throughout, this outstanding home on St Annes Way must be viewed to be fully appreciated.

## Room sizes

Floor Dining Room Window to front, window to side, open plan, door to: 5.51m x 2.72m Kitchen Window to rear, door to: 3.35m x 4.78m Conservatory Three windows to side, window to rear, door to: Lounge/Diner Window to front, window to rear, door to: 7.59m x 3.71m Hallway Storage cupboard, stairs, door to: 5.51m x 1.96m WC Window to front, door: 1.50m x 0.97m First Floor Bedroom 2 Window to rear, door to: 3.07m x 2.57m Bedroom 1 Window to front, door to: 4.24m x 3.56m Bedroom 4 Window to front, Storage cupboard, sliding door, door to: 4.24m x 4.72m Bedroom 3 Window to rear, door to: 3.07m x 2.84m Bathroom Window to rear, door to: Landing 0.94m x 1.78m

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.

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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

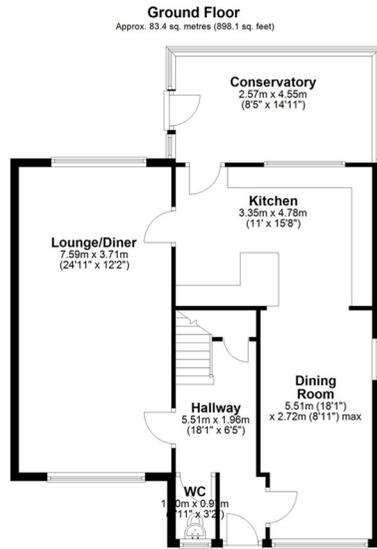
**Council Tax** – Band D

**Viewings** – By Appointment Only

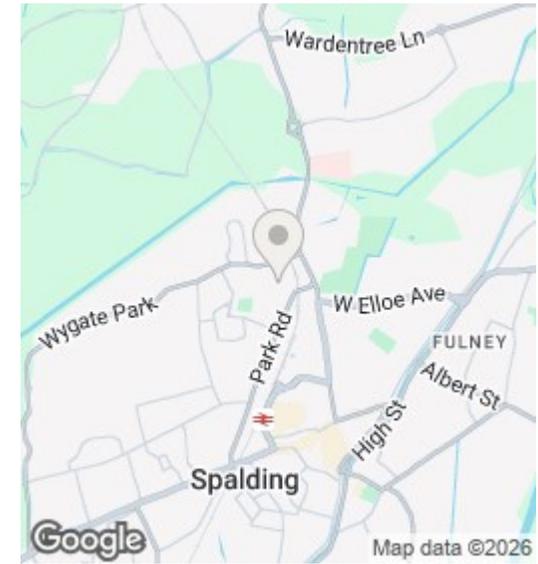
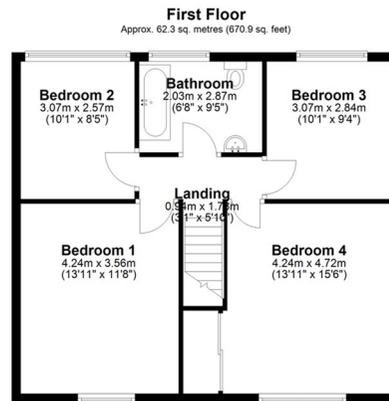
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 145.8 sq. metres (1569.0 sq. feet)  
**15 St Annes**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>74</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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