



## 27 WINTERGOLD AVENUE SPALDING, PE11 3FP

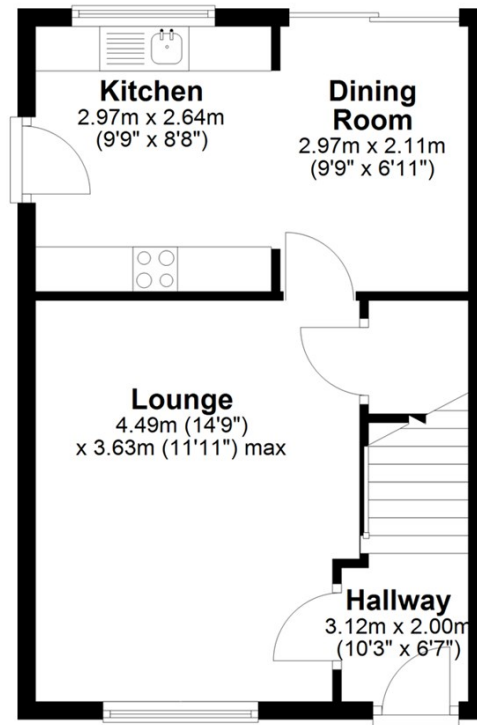
**£185,000**  
**FREEHOLD**

This fantastic home is a perfect opportunity for first-time buyers looking to step onto the property ladder in Spalding. Offering a spacious lounge, a modern kitchen/diner with plenty of storage and direct garden access, and three well-proportioned bedrooms, it provides a great foundation for comfortable family living. While the home is ready to move into, a little decoration will allow you to put your own stamp on it and make it truly yours. The generous rear garden with a patio is perfect for entertaining, and the property benefits from two private parking spaces. Situated in a friendly neighborhood with easy access to local schools, shops, and transport links, this home is full of potential—don't miss out on making it your own! Book a viewing today!



## Ground Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



Total area: approx. 70.8 sq. metres (761.7 sq. feet)

**27 Wintergold**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</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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