

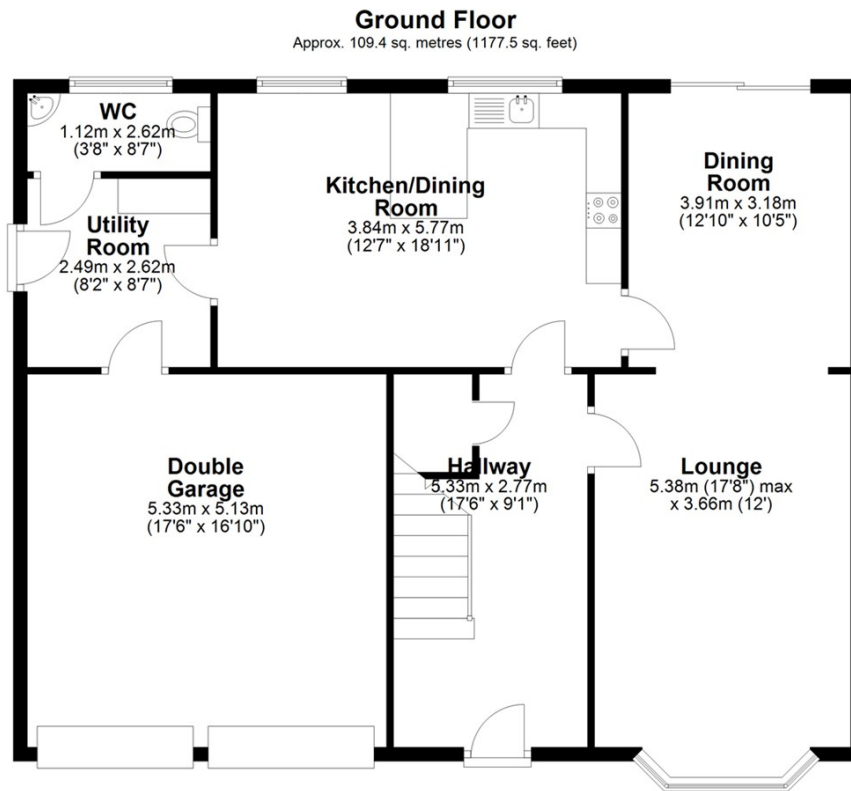
## 1 ST. NICHOLAS WAY SPALDING, PE11 3GF

**£380,000**  
**FREEHOLD**

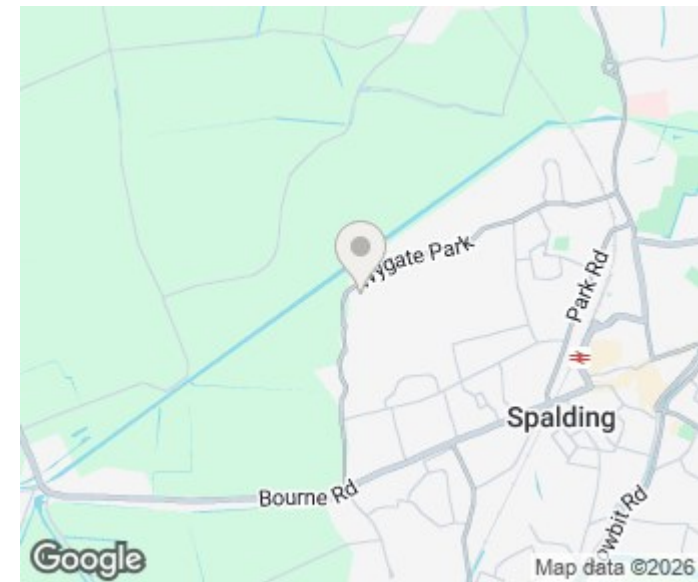
This beautifully decorated executive detached home offers generous living space, a practical layout and an enviable location, making it ideal for modern family living. Finished to a high standard throughout, the property combines elegant reception rooms with a spacious kitchen/dining area and four excellent bedrooms, including a superb principal suite. With a double garage, ample parking and a private enclosed garden, this is a home that perfectly balances comfort, style and convenience. Early viewing is strongly recommended to fully appreciate all that this outstanding property has to offer.

GUIDE PRICE £405,000 TO £425,000





Total area: approx. 188.0 sq. metres (2024.1 sq. feet)  
**1 St Nichs**



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 78                      | 82        |
| (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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