



44 EDGEFIELD
SPALDING, PE12 6RQ

£220,000
FREEHOLD

Sedge Estate Agents are delighted to offer for sale this spacious three bedroom semi-detached family home, set in the sought-after village of Weston, close to Spalding town and with excellent commuting routes nearby. The property boasts generous living accommodation, ample off-road parking, a garage, and a large enclosed rear garden, making it an ideal family home.



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- Spacious three bedroom semi-detached family home
- Highly desirable village location close to Spalding
- Excellent local amenities and commuting routes
- Large open-plan kitchen/dining room
- Bright lounge to the front aspect
- Modern family bathroom
- Ample off-road parking to the front
- Single garage with power and access door
- Generous enclosed rear garden
- Ideal family home in a sought-after location



Summary

Ground Floor

Hallway – 4.65m x 1.83m

Entrance hallway with window to side aspect, stairs to first floor and doors leading to lounge and kitchen/dining room.

Lounge – 4.65m x 3.73m

A bright and welcoming reception room with window to the front aspect, ideal for family relaxation.

Kitchen / Dining Room – 5.38m x 3.48m

Spacious open-plan kitchen/diner with two windows overlooking the rear garden and door to the outside. This versatile space is perfect for family living and entertaining.

Garage – 5.11m x 3.10m

Single garage with up-and-over door to the front and additional door for access.

First Floor

Bedroom One – 4.55m x 3.56m

Generous double bedroom with window to the front aspect.

Bedroom Two – 3.35m x 2.74m

A further double bedroom with window to the rear

aspect overlooking the garden.

Bedroom Three – 2.49m x 2.31m

Good-sized single bedroom with window to the front aspect.

Bathroom – 2.57m x 1.75m

Modern family bathroom fitted with a three-piece suite and window to the rear aspect.

Landing – 3.76m x 2.82m

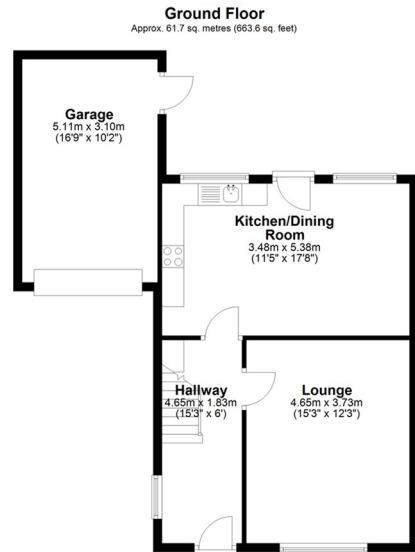
With window to the side, storage cupboard and access to all bedrooms and bathroom.

Outside

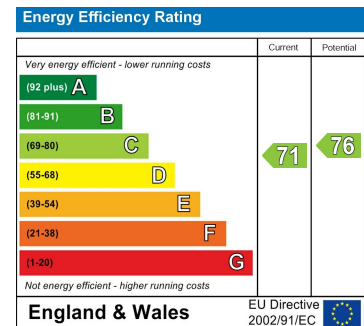
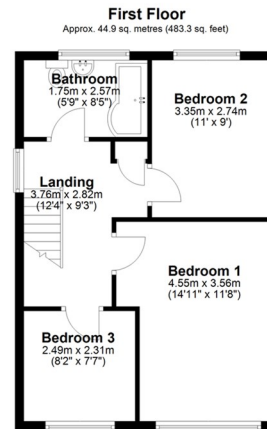
To the front of the property is a generous driveway providing ample off-road parking and access to the garage. The large enclosed rear garden is mainly laid to lawn, offering excellent space for families, pets and outdoor entertaining.

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Total area: approx. 106.6 sq. metres (1146.9 sq. feet)
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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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