



**13 NICOLETTE WAY**  
**SPALDING, PE11 1RT**

**£185,000**  
**FREEHOLD**

Fully Renovated & Chain-Free – Offered for Sale by Sedge Estate Agents

Sedge is delighted to present this beautifully renovated two-bedroom semi-detached bungalow, ideally located in Spalding. Offered with no onward chain, this property is perfect for buyers seeking a move-in-ready home with modern finishes and a convenient location.

Having undergone a full renovation, the bungalow now features a brand-new kitchen and modern bathroom, new carpets throughout, and a refreshed, contemporary interior that perfectly balances comfort and style.





## 13 NICOLETTE WAY

- Fully renovated • Chain free sale • New kitchen • Modern bathroom • New carpets • Two double bedrooms • EPC rating C • Council Tax Band B • Conservatory included • Prime Spalding location



### Summary

The accommodation comprises:

A bright and spacious lounge (3.81m x 3.18m) ideal for relaxing or entertaining

A newly fitted kitchen (3.05m x 2.59m) with modern units and space for appliances

A useful conservatory providing extra living space

Two well-proportioned double bedrooms, both offering ample space and natural light

A stylish modern bathroom suite

Generous hallway with storage (4.93m x 2.01m) and separate store room

This home boasts an EPC rating of C, ensuring energy efficiency, and falls within Council Tax Band B, offering attractive annual costs.

Outside, the property enjoys a low-maintenance garden and benefits from proximity to green open spaces – perfect for walks and outdoor enjoyment.

Situated in a prime location, the bungalow is within easy reach of local amenities, shops, and public transport links, making day-to-day life effortless.

Whether you're downsizing, investing, or buying your first home, this chain-free, fully updated bungalow offers excellent value and a ready-to-enjoy lifestyle in a sought-after area.

Early viewing is highly recommended – contact Sedge Estate Agents today to arrange a viewing.

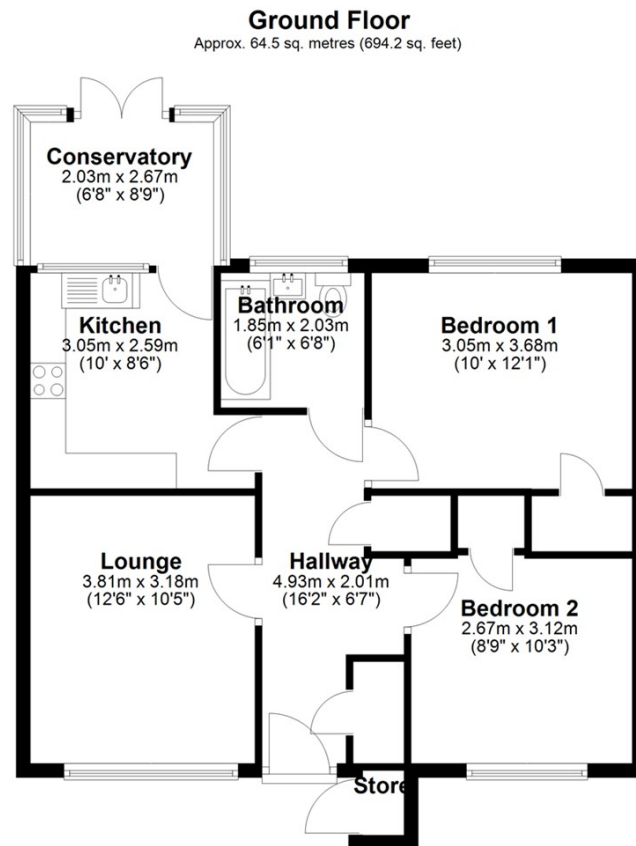
Modern boiler with warranty.



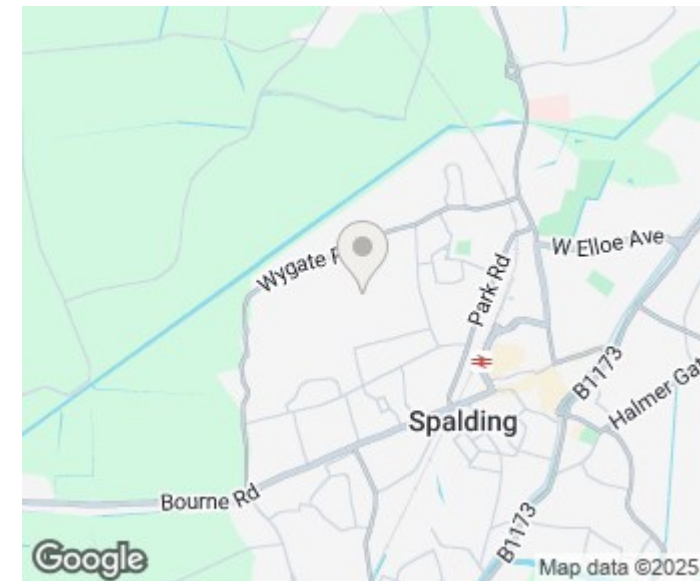
## 13 NICOLETTE WAY







Total area: approx. 64.5 sq. metres (694.2 sq. feet)  
**13 Nicolette Way**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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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