



## 24 LIVINGSTONE DRIVE SPALDING, PE11 2FS

**£210,000  
FREEHOLD**

Well-Presented Four-Bedroom Semi-Detached Townhouse

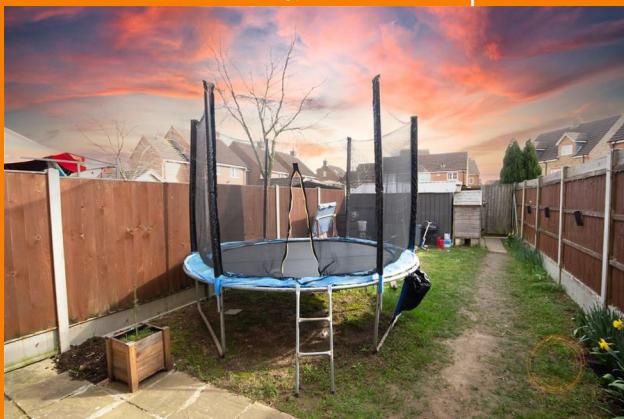
Sedge Estate Agents are delighted to present this spacious and versatile three-storey family home, offering modern living in a sought-after location. The property boasts four generously sized double bedrooms, a bright and airy living/dining room with French patio doors leading to the rear garden, and a well-appointed contemporary kitchen. The accommodation is complemented by a family bathroom, an en-suite shower room, and a convenient cloakroom WC.

Externally, the home features a well-maintained lawned garden with a patio area and planted borders, as well as allocated off-road parking. Ideally situated close to local amenities, excellent schools, and transport links, this property is perfect for families and professionals alike.

Contact Sedge Estate Agents today to arrange a viewing!

# 24 LIVINGSTONE DRIVE

- Well-Presented Mid Terrace Townhouse • Spacious & Versatile Living • Four Generously Sized Double Bedrooms • Bright & Airy Living/Dining Room • Modern Well-Appointed Kitchen • En-suite Bathroom • Private Rear Garden • Allocated Off-Road Parking • Close to Local Amenities & Excellent Schools • Easy Access to Road Networks & Public Transport Links



## Hallway

### Entrance Hall

The front door opens into a welcoming entrance hall, featuring stylish wood-effect flooring, a carpeted staircase leading to the first floor, an understairs storage cupboard, a radiator, and access to the living/dining room, kitchen, and cloakroom WC

## Kitchen

Designed for both style and functionality, the modern kitchen is fitted with sleek high-gloss wall and base units, complemented by wooden worktops and contemporary cladded splashbacks. It includes an integrated electric oven, microwave, and a countertop ceramic hob with an overhead extractor. An inset one-and-a-half sink unit with a drainer and mixer tap, a wall-mounted gas boiler, ample space for additional appliances, a front-facing double-glazed window, and tiled flooring complete this well-appointed space.

## WC

A convenient ground-floor WC comprising a push-button toilet, a washbasin, a frosted front-facing double-glazed window, and wood-effect flooring.

## Lounge/Diner

### Living/Dining Room

A bright and generously proportioned reception space, perfect for both relaxation and entertaining. This room boasts a striking exposed brick feature wall, wood-effect flooring, two radiators, a rear-facing double-glazed window, and elegant French doors that open onto the rear garden, flooding the space with natural light.

## Landing

### Landing

The first-floor landing features carpeted flooring, an airing cupboard, a staircase leading to the second floor, and access to bedrooms two and four, as well as the family bathroom.

## Bathroom

### Family Bathroom

A modern and stylish bathroom suite comprising a push-button

WC, a washbasin, a panelled bath with a shower mixer, tiled splashbacks, vinyl flooring, a frosted rear-facing double-glazed window, and a radiator.

## Bedroom 2

### Bedroom Two

A spacious L-shaped double bedroom with two front-facing double-glazed windows, wood-effect flooring, and a radiator

## Bedroom 3

A well-proportioned double bedroom with a rear-facing double-glazed window, wood-effect flooring, and a radiator.

## Bedroom 1

### Bedroom One

A spacious double bedroom featuring a front-facing double-glazed dormer window, carpeted flooring, a loft hatch, a radiator, and a private en-suite shower room.

## En-suite Shower Room

### En-Suite Shower Room

Fitted with a contemporary suite, including a push-button WC, a washbasin, a glass-enclosed shower, vinyl flooring, tiled splashbacks, and a radiator.

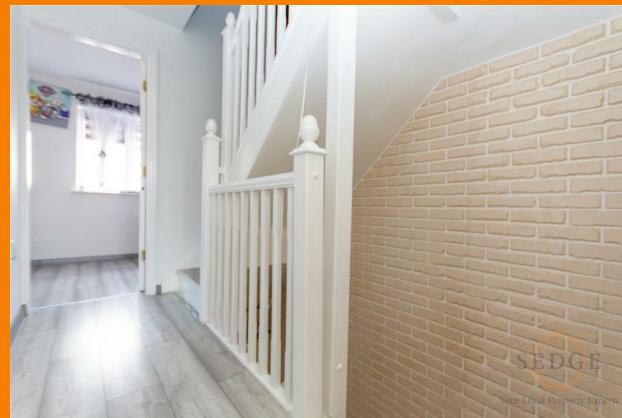
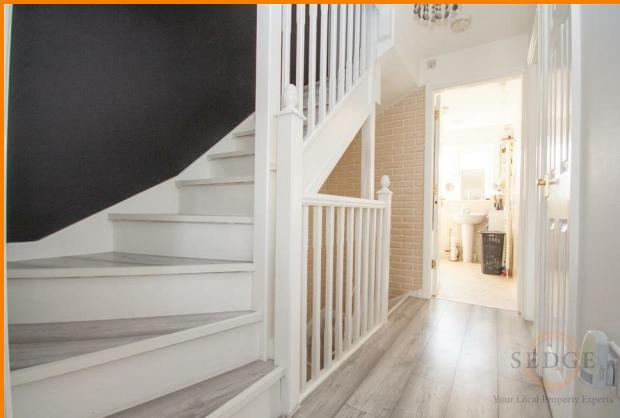
## Bedroom 4

Another generously sized double bedroom with a rear-facing double-glazed dormer window, carpeted flooring, and a radiator.

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.

# 24 LIVINGSTONE DRIVE





SED

Your Local Prop

ADDITIONAL INFORMATION

**Local Authority** – South Holland

**Council Tax** – Band C

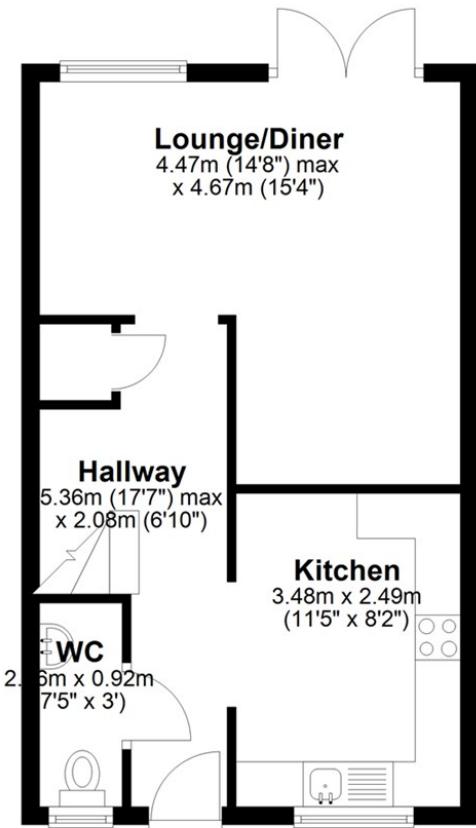
**Viewings** – By Appointment Only

**Floor Area** – 1173.28 sq ft

**Tenure** – Freehold

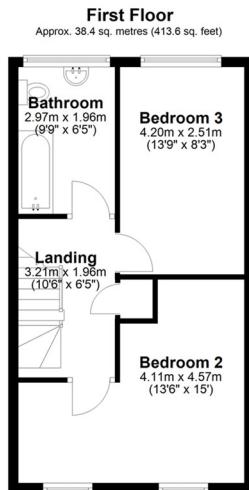
**Ground Floor**

Approx. 37.6 sq. metres (404.7 sq. feet)

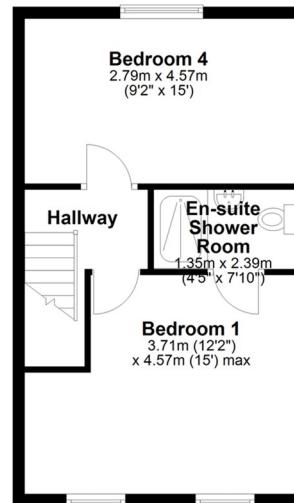


Total area: approx. 112.8 sq. metres (1214.4 sq. feet)

**24 Livingstone**



Approx. 36.8 sq. metres (396.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	
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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