



36 BROADGATE SPALDING, PE12 6HY

**£340,000
FREEHOLD**

This stunning 1885-built home blends period charm with modern luxury. Featuring open-plan living, a showstopping kitchen with a central island, a sunroom with bi-fold doors, and a cozy snug, it's move-in ready. The immaculate master suite boasts a sleek wet-room en-suite. Outside, enjoy a striking frontage, ample parking, and a beautifully enclosed rear garden—a true gardener's paradise!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

