



## 17 THE CIRCUS

SPALDING, PE11 1WG

**£270,000**  
FREEHOLD

Discover your dream family home on the highly sought-after St Johns Circus development in Spalding – now for sale exclusively with Sedge Estate Agents, the award-winning local independent experts. This beautifully reconfigured three-storey townhouse offers unbeatable versatility as a spacious 5-bedroom residence with a dedicated 1st floor lounge, or effortlessly adapts to 6 bedrooms for growing families, home offices, guests, or multi-generational living. With an EPC rating of B, generous garden, garage, and prime location near schools and amenities, it's the adaptable, move-in-ready property everyone's searching for in today's market – viewings are essential!

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- Ultimate versatility • Popular St Johns Circus location • Spacious family living • Principal bedroom suite • Flexible 1st floor lounge • Three generous second-floor bedrooms • Outstanding rear garden • Convenient parking & storage • Energy efficient & low running costs • Freehold with minimal outgoings

## Summary

- Exceptionally versatile 5/6 bedroom townhouse on the ever-popular St Johns Circus development
- Perfect for growing families, multi-generational living, home working, or guests
- Easily adaptable layout Presented as 5 bedrooms with a superb 1st floor lounge/snug – but effortlessly converts back to 6 bedrooms if needed
- Luxurious en-suite to the principal bedroom + stylish family bathroom
- Bright ground floor lounge, expansive kitchen/diner opening to the garden, and handy utility/WC
- Generous enclosed rear garden – a real standout for family fun, entertaining, or relaxing
- Single garage + off-road parking for ultimate convenience
- Gas central heating | Freehold | Council Tax Band C | EPC Rating B (85) – energy efficient and ready to move into

## Description

Stunningly Versatile 5/6 Bedroom Townhouse – A Rare Find on St Johns Circus, Spalding – For Sale with Sedge Estate Agents

Don't miss this incredible opportunity to secure a truly adaptable and spacious family home in one of Spalding's most sought-after developments. Expertly reconfigured for modern lifestyles, this impressive three-storey townhouse is currently presented as a generous 5-bedroom property with a fantastic 1st floor lounge (ideal for a relaxing snug, home office, playroom, or cinema room). Yet the beauty lies in its effortless flexibility – simply add a bed and it becomes a full 6-bedroom home, making it perfect for expanding families, teenagers needing their own space, visiting relatives, or anyone who values multi-purpose living.

Step inside to a welcoming entrance hall leading to a bright front lounge with bay window – the ideal spot for cosy evenings. The heart of the home is the large kitchen/diner with French doors opening directly onto the rear garden – great for family meals, entertaining friends, or morning coffee in the sunshine. A practical utility/WC completes the ground floor.

Upstairs, the first floor offers the principal bedroom with its own sleek en-suite shower room, plus that versatile 1st floor lounge – a real game-changer for everyday life or future-proofing your needs. On the second floor, three well-proportioned bedrooms share a modern family bathroom with rainfall shower and bath. Outside, the generous rear garden is a true highlight – fully enclosed, mainly laid to lawn with slate borders

and shrubs – plenty of room for children to play, summer BBQs, or simply unwinding after a busy day. To the front, low-maintenance gravel and artificial lawn plus gated side access, driveway parking, and a single garage for storage or vehicles.

Located on the desirable St Johns Circus, you're close to excellent schools, shops, transport links, and all the amenities Spalding has to offer – yet tucked away in a peaceful residential spot.

This is the kind of property that rarely comes to market: spacious, adaptable, well-presented, and ready for you to make it your forever home. Early viewings are highly recommended – contact Sedge Estate Agents today to arrange yours!

## Ground Floor

Entrance Hall – 3.25m x 1.55m  
Composite glazed entrance door. Coving to skimmed ceiling. Radiator. Karndean flooring. Stairs to first floor.

Lounge – 3.05m x 3.58m  
PVC double glazed bay window to front. Coving to skimmed ceiling. Radiator.

Kitchen/Diner – 4.22m x 5.36m  
PVC double glazed window and French doors to rear garden. Range of fitted base and wall units with worktops. Integrated double oven, hob, and extractor. Plumbing for dishwasher. Space for fridge/freezer. Under-stairs storage. Karndean flooring. Radiator.

WC/Utility – 2.67m x 1.45m  
Window to side. Plumbing for washing machine. Wall-mounted boiler. WC and basin. Karndean flooring. Radiator.

Garage – 2.57m x 5.23m  
Up and over door.

First Floor  
Landing – 2.16m x 5.36m  
Window to side. Stairs to second floor.

Bedroom 1 (Principal) – 3.15m x 4.14m  
Window to rear. Radiator. Door to en-suite.

En-suite Shower Room  
Window to rear. Shower pod with mains shower, WC, basin, heated towel rail, extractor, recessed lights.

1st Floor Lounge – 3.05m x 2.72m (easily convertible

to Bedroom 6)  
Window to front. Radiator. Perfect as a lounge, office, or extra bedroom – ultimate versatility!

Second Floor  
Landing – 2.39m x 3.95m  
Window to side. Airing cupboard, loft access, built-in storage.

Bedroom 3 – 3.05m x 2.63m  
Window to front. Radiator.

Bedroom 4 – 5.26m x 2.62m  
Window to front. Radiator.

Bedroom 5 – 2.97m x 3.10m  
Window to rear. Radiator.

Family Bathroom – 2.69m x 2.13m  
Window to rear. Shower pod, panelled bath, WC, basin, heated towel rail, vinyl flooring.

Outside  
Front: Gravel and artificial lawn with gated access.

Rear: Enclosed lawn garden with shrubs – spacious and private.

Property Postcode (for location): PE11 1WG

## Additional Information

Tenure: Freehold  
Council Tax Band: C  
Annual service charge: £120 to Broadgate Homes  
Heating: Gas central heating  
EPC: B (85) – highly efficient  
Broadband: Superfast and ultrafast available  
Parking: Driveway + single garage

For viewings or further details, please contact Sedge Estate Agents – Spalding's trusted, award-winning independent estate agent. Call today – this one won't stay on the market long!



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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

**Council Tax** – Band C

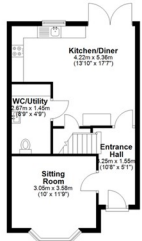
**Viewings** – By Appointment Only

**Floor Area** – 1587.00 sq ft

**Tenure** – Freehold

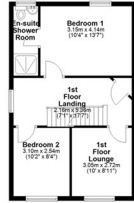


**Ground Floor**  
Approx. 86.0 sq. metres (923.0 sq. feet)

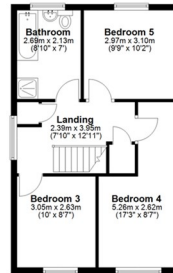


Total area: approx. 147.4 sq. metres (1587.0 sq. feet)  
**17 The Circus**

**First Floor**  
Approx. 45.0 sq. metres (484.3 sq. feet)



**Second Floor**  
Approx. 45.0 sq. metres (484.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>86</b>
(69-80) <b>C</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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