



**2 ST. LAURENCE CLOSE**  
**SPALDING, PE11 4EH**

**£52,500**  
**FREEHOLD**

Sedge Estate Agents, Spalding are delighted to offer for sale this well-presented three-bedroom semi-detached home, available on a 25% shared ownership basis with Platform Housing Group. The property features a spacious open-plan lounge and kitchen area, downstairs cloakroom, three good-sized bedrooms and a family bathroom. Externally, the home benefits from two off-road parking spaces, an open-plan front garden and an enclosed rear garden with patio area and open views beyond. An excellent opportunity for first-time buyers, viewing is highly recommended.



## 2 ST. LAURENCE CLOSE

- 25% shared ownership with Platform Housing Group
- Three-bedroom semi-detached home
- Spacious open-plan lounge and kitchen area
- Modern fitted kitchen with built-in oven, hob and extractor
- Downstairs cloakroom
- Three well-proportioned bedrooms
- Family bathroom with shower over bath
- Two off-road parking spaces
- Enclosed rear garden with patio and open views
- Ideal first-time purchase – viewing highly recommended



### Summary

Sedge Estate Agents, Spalding are pleased to offer for sale this well-presented three-bedroom semi-detached property, available on a 25% shared ownership basis with Platform Housing Group.

This modern home offers spacious and well-maintained accommodation throughout and would make an ideal first-time purchase. Viewing is highly recommended to fully appreciate what this property has to offer.

### Accommodation

#### Entrance Hall

Accessed via a sealed unit double glazed door, with radiator and stairs leading to the first-floor landing.

Lounge / Kitchen Area – 25'0" x 12'0" (7.61m x 3.65m) (minimum measurements)

A spacious open-plan room extending from front to rear.

#### Lounge Area:

Featuring laminate-style flooring, under-stairs storage cupboard, radiator, and UPVC double glazed window to the front elevation.

#### Kitchen Area:

Fitted with a range of quality base and wall units,

stainless steel sink with mixer tap, built-in oven, hob and extractor hood, wall-mounted boiler providing domestic hot water and central heating, plumbing for washing machine and dishwasher, ceramic tiled flooring, radiator, and UPVC double glazed window to the rear elevation. Door leading to:

#### Rear Hallway

With tiled flooring, radiator, and sealed unit double glazed door to the rear garden.

#### Downstairs Cloakroom

Fitted with WC, wash hand basin, radiator, and UPVC double glazed window to the side elevation.

#### First Floor

#### Landing

With UPVC double glazed window to the side elevation.

Bedroom One – 14'1" x 8'4" (4.29m x 2.54m extending to 10'4")

With UPVC double glazed window to the front elevation and radiator.

Bedroom Two – 10'8" x 10'4" (3.25m x 3.15m)

With UPVC double glazed window to the rear elevation and radiator.

Bedroom Three – 9'2" x 7'10" (2.79m x 2.39m)  
With UPVC double glazed window to the front elevation, storage cupboard, and radiator.

#### Family Bathroom

Comprising a three-piece suite including WC, wash hand basin, and panelled bath with shower over and screen. Also benefiting from radiator, extractor fan, and UPVC double glazed window to the rear elevation.

#### Externally

To the front of the property, there are two off-road parking spaces (one gravelled and one hardstanding) along with an area laid to lawn.

The enclosed rear garden is mainly laid to lawn with flower and shrub borders, a generous patio area ideal for entertaining, space for a storage shed, and open views to the rear.

#### Agent's Note

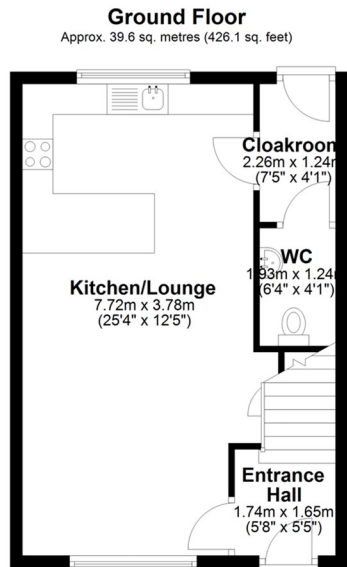
The property is offered for sale on a 25% shared ownership basis. The current rent payable on the remaining share is £299.34 per calendar month (as advised by the vendor). Further lease and purchase details are available upon request.

Applicants are required to be approved for the Help to Buy scheme.

For further information or to arrange a viewing, please contact Sedge Estate Agents, Spalding.

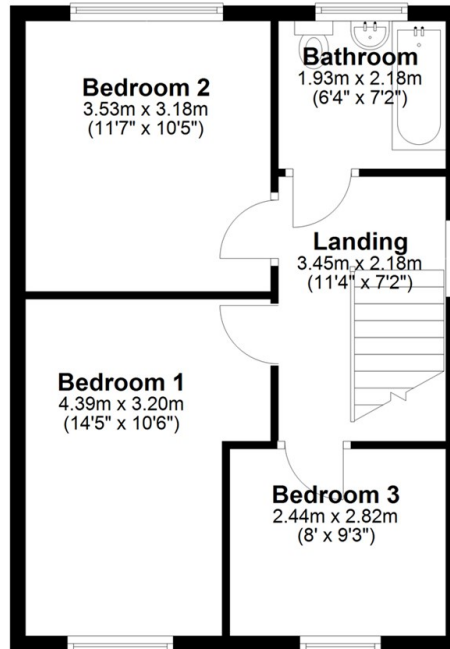
## 2 ST. LAURENCE CLOSE





Total area: approx. 83.5 sq. metres (898.8 sq. feet)  
**2 St Laurence**

**First Floor**  
Approx. 43.9 sq. metres (472.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	82	
(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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