



## 3 FULMAR COURT

SPALDING, PE11 7AJ

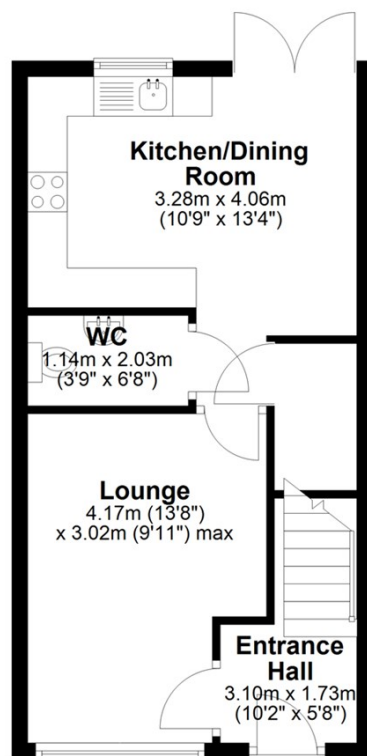
**£76,000**  
SHARE OF FREEHOLD

Sedge Estate Agents are delighted to offer this modern two-bedroom semi-detached home in Spalding, built in 2024 and available on a 40% Shared Ownership basis. With an EPC rating of A, solar panels, private garden, and off-street parking, this energy-efficient property is ideal for first-time buyers. Located in a peaceful, well-connected area, it offers stylish, move-in ready living with excellent local amenities nearby.



### Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



Total area: approx. 71.0 sq. metres (763.9 sq. feet)

### 3. Fulmar



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

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

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

