



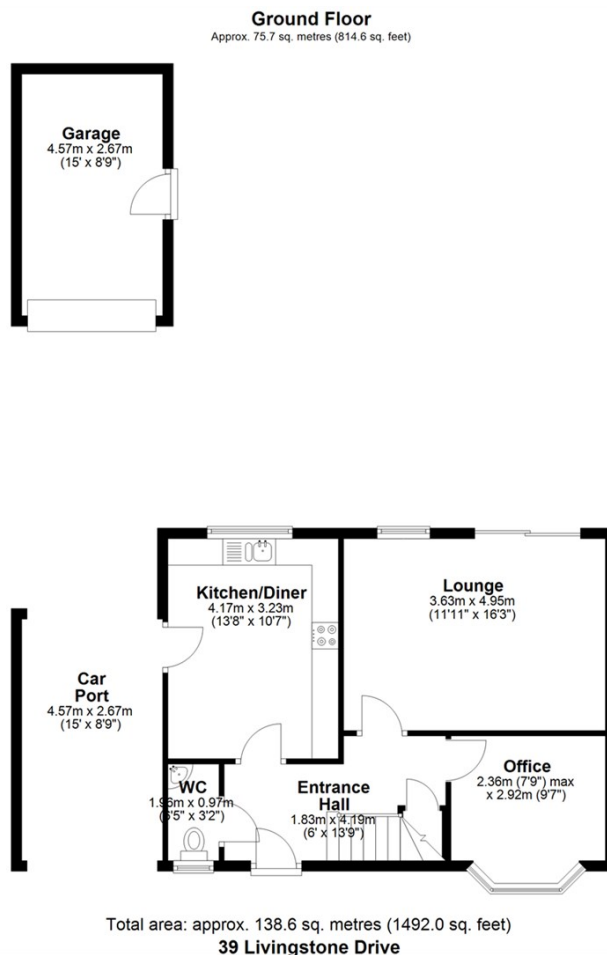
## 39 LIVINGSTONE DRIVE

SPALDING, PE11 2FS

**£255,000**  
FREEHOLD

This freshly decorated four-bedroom link-detached home, complete with new carpets throughout, is set on a desirable corner plot and offers spacious, well-balanced accommodation ideal for modern family living. The property features a bright lounge with patio doors, a generous breakfast kitchen/diner, separate dining room, and a dedicated home office, alongside a master bedroom with en-suite, three further bedrooms, and a family bathroom. Externally, the home benefits from a private enclosed rear garden, off-road parking, car port, and single garage, making it a superb move-in-ready opportunity.





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

