



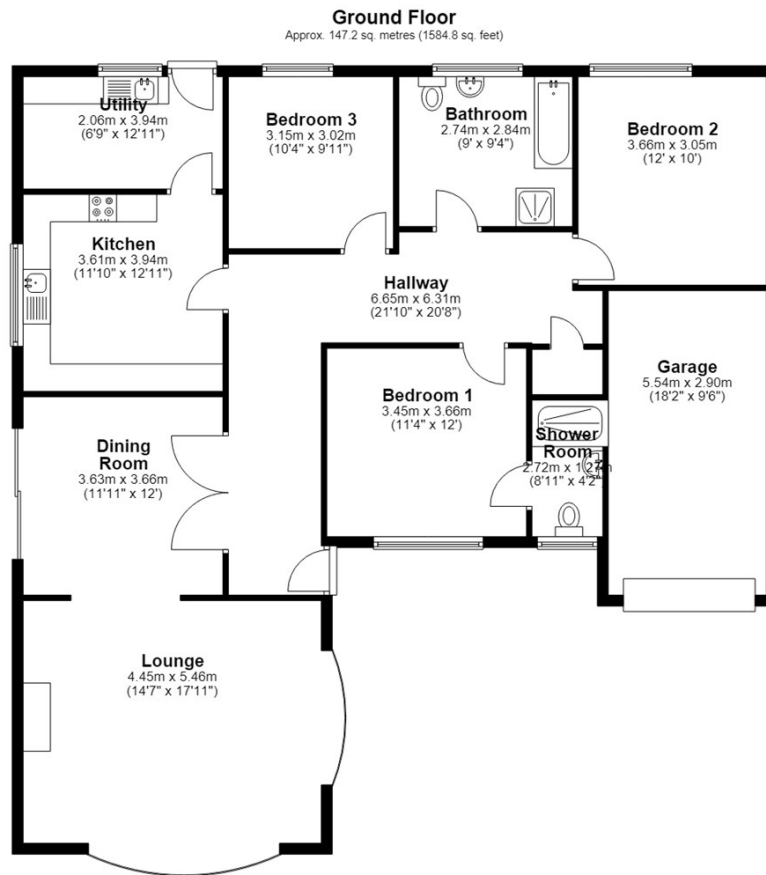
## 33 BIRCH GROVE

SPALDING, PE11 2HL

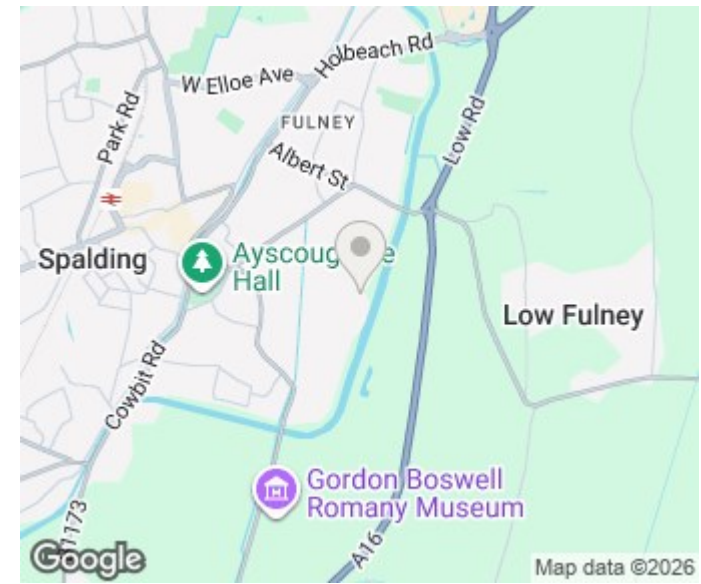
£445,000  
FREEHOLD

Offered to the market with **\*\*NO ONWARD CHAIN\*\***, this spacious three-bedroom detached bungalow occupies a substantial plot within the highly desirable Birch Grove. Boasting generous living accommodation, extensive front and rear gardens, ample off-road parking and an attached garage, the property offers a bright open-plan lounge, separate dining room, kitchen with utility room, en-suite shower room to the principal bedroom and a family bathroom. Situated in a quiet residential cul-de-sac close to local amenities and Spalding town centre, this fantastic home offers huge potential and must be viewed to be fully appreciated.





Total area: approx. 147.2 sq. metres (1584.8 sq. feet)  
**33 Birch Grove**



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

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