





1 MEARS COURT

SPALDING, PE11 1WL

£220,000

FREEHOLD

Sedge Estate Agents are delighted to offer this beautifully presented three-bedroom semi-detached town house situated on the popular St John's Circus development in Spalding. Offering spacious accommodation across three floors, the property benefits from an impressive open-plan kitchen and living area, two cloakrooms, a modern four-piece family bathroom, enclosed rear garden, car port providing off-road parking, owned solar panels with feed-in tariff, and direct fibre broadband. Conveniently located close to local amenities, schools and Spalding town centre, this fantastic home is ideal for first-time buyers, families and investors alike.

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• Three Bedroom Semi-Detached Town House • Popular St John's Circus Development • Spacious Open-Plan Kitchen & Living Area • Ground Floor Bedroom/Home Office • Modern Four-Piece Family Bathroom • Two Convenient Cloakrooms • Enclosed Rear Garden with Decking Area • Car Port Providing Off-Road Parking • Owned Solar Panels with Feed-In Tariff • Direct Fibre Broadband & Boarded Loft with Power and Lighting





Summary

Modern Three Bedroom Town House on the Popular St John's Circus Development

Sedge Estate Agents are delighted to offer for sale this beautifully presented three-bedroom semi-detached town house, situated on the highly sought-after St John's Circus development in Spalding.

Offering spacious and versatile accommodation arranged over three floors, this modern home is ideal for first-time buyers, families, and investors alike. Benefiting from a car port providing off-road parking, an enclosed rear garden, owned solar panels with a feed-in tariff, and a direct fibre connection, this property combines practical living with excellent energy efficiency.

The accommodation begins with a welcoming entrance hall giving access to a useful utility/cloakroom, a ground floor b
playroom, and access to the rear garden.

The first floor is dedicated to the impressive open-plan living space, creating a fantastic environment for modern family living and entertaining. The well-equipped kitchen offers a range of fitted units, integrated cooking appliances and ample worktop space, while the bright and airy living area benefits from dual aspect windows. A convenient cloakroom completes this floor.

On the second floor, the property offers two generous double bedrooms and a stylish family bathroom fitted with a contemporary four-piece suite, including a separate shower enclosure, bath, vanity wash basin and WC.

Externally, the property enjoys a fully enclosed rear garden, predominantly laid to lawn with a decking area perfect for outdoor dining and entertaining. A car port provides valuable off-road parking, with gated access leading directly into the garden.

Additional Benefits:

* Three Bedrooms
* Modern Semi-Detached Town House
* Popular St John's Circus Location
* Spacious Open-Plan Living Accommodation
* Utility Room & Two Cloakrooms
* Contemporary Four-Piece Family Bathroom
* Enclosed Rear Garden with Decking Area
* Car Port Providing Off-Road Parking
* Owned Solar Panels with Feed-In Tariff
* Direct Fibre Broadband Connection
* Boarded Loft with Power and Lighting
* Gas Central Heating
* Freehold
* Council Tax Band C

Located within easy reach of Spalding town centre, local schools, transport links and everyday amenities, this property represents an excellent opportunity to purchase a modern home in a desirable residential location.

Early viewing is highly recommended to fully appreciate everything this superb property has to offer.

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ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

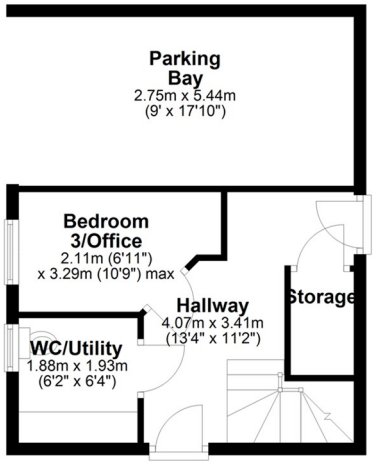
Tenure – Freehold





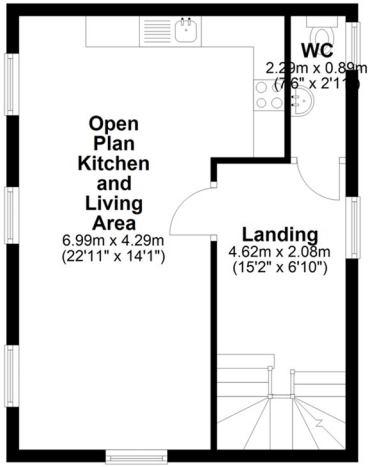
Ground Floor

Approx. 37.4 sq. metres (402.1 sq. feet)



First Floor

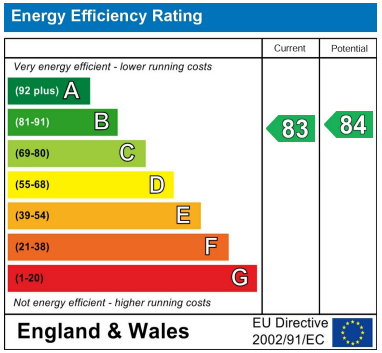
Approx. 36.9 sq. metres (397.6 sq. feet)



Total area: approx. 111.1 sq. metres (1195.7 sq. feet)

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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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