



13 NICOLETTE WAY
SPALDING, PE11 1RT

£175,000
FREEHOLD

? Fully Renovated & Chain-Free – Offered for Sale by Sedge Estate Agents

Sedge is delighted to present this beautifully renovated two-bedroom semi-detached bungalow in Spalding, offered with no onward chain. With its modern finishes, generous storage, and convenient location close to a bus stop, this property is the perfect move-in-ready home.

Having undergone a full refurbishment, the bungalow now benefits from a brand-new kitchen, a modern bathroom suite, new carpets throughout, and a fresh, contemporary interior designed for both comfort and practicality.



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- Lots of Storage • Fully renovated • Chain free sale • New kitchen • Modern bathroom • New flooring • Two double bedrooms • EPC rating C • Council Tax Band B • Conservatory



Summary

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Accommodation Comprises:

Bright & Spacious Lounge (3.81m x 3.18m) – a welcoming space ideal for relaxing or entertaining.

Newly Fitted Kitchen (3.05m x 2.59m) – brand new with stylish units, modern fittings, an eye level oven and space for appliances.

Conservatory – a versatile extra living space with garden views.

Two Well-Proportioned Bedrooms – both doubles, offering natural light and flexibility.

Modern Bathroom Suite – modern and fresh.

Generous Hallway with two cupboards – plus a separate store room outside, ensuring plenty of storage solutions.

Additional Benefits:

Modern boiler with warranty for peace of mind.

EPC Rating C – energy-efficient and cost-effective.

Council Tax Band B – attractive annual running costs.

Low-Maintenance Garden – ideal for easy outdoor enjoyment.

Close to bus stop, shops, and local amenities – excellent transport links and convenience.

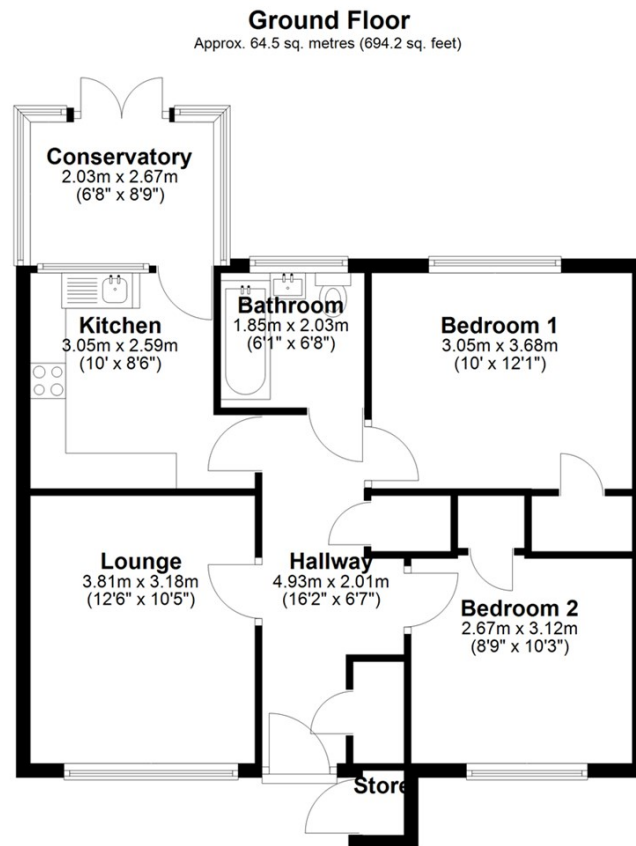
Nearby green spaces – perfect for walking and leisure.

This property is an excellent choice whether you are downsizing, investing, or purchasing your first home. With everything already updated, it offers the rare combination of style, practicality, and location – all ready to move straight into.

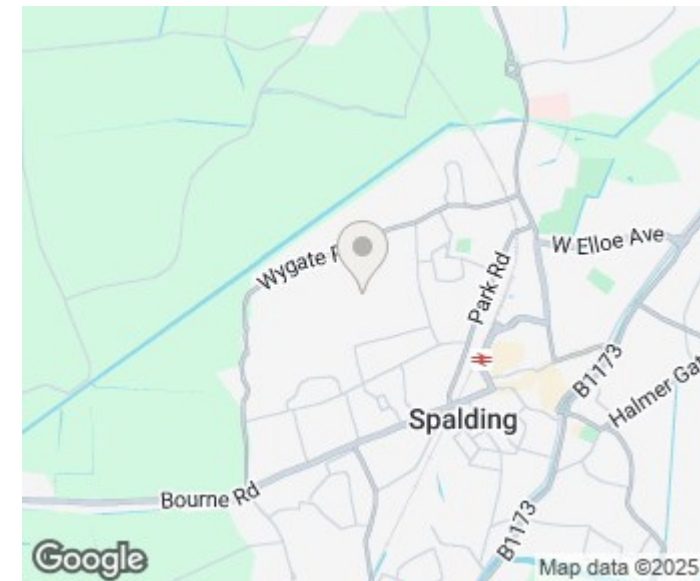
?? Early viewing is highly recommended – contact Sedge Estate Agents today to arrange a viewing.

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Total area: approx. 64.5 sq. metres (694.2 sq. feet)
13 Nicolette Way



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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