



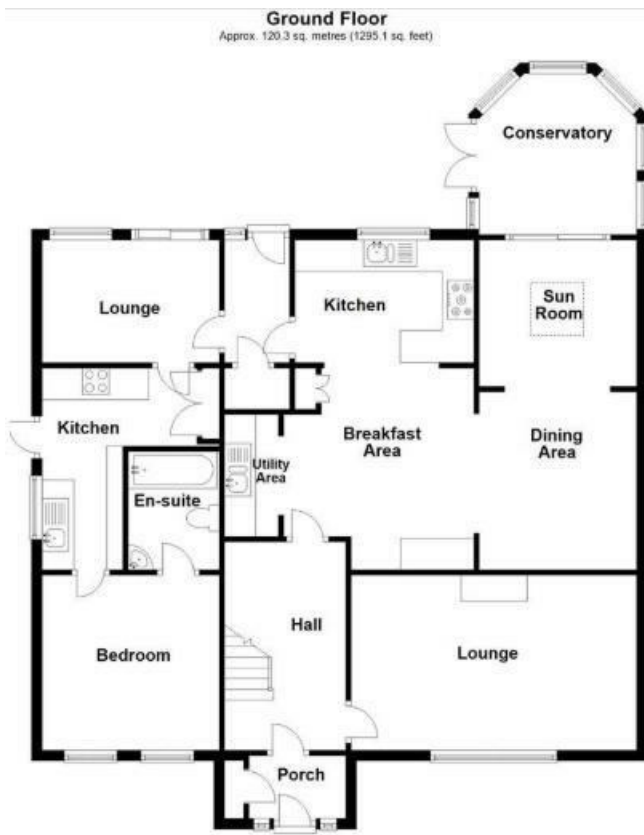
1A WOODFIELD CLOSE

SPALDING, PE11 2PU

£474,000
FREEHOLD

Sedge Estate Agents offer this spacious detached home in Spalding, comprising a five-bedroom main house and a self-contained one-bedroom annexe. Conveniently located near local amenities, schools, and the A16, the property features a modern kitchen/diner also features underfloor heating, multiple reception rooms, a principal suite with dressing room and en-suite, and generous bedrooms throughout. Outside boasts off-road parking with an EV charging point and a private enclosed rear garden with patio and lawn.





Total area: approx. 201.6 sq. metres (2170.1 sq. feet)
1A Woodfield Close, Spalding



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(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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