

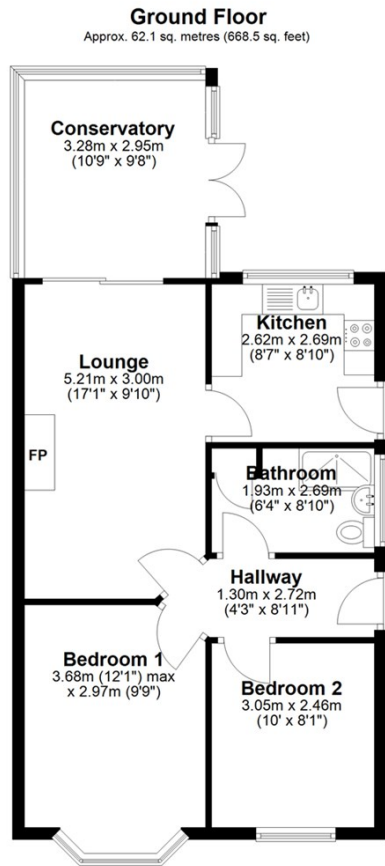


## 20 BURTON ROAD SPALDING, PE11 2GE

**£195,000**  
**FREEHOLD**

This well-presented two-bedroom bungalow is offered to the market with vacant possession and no onward chain, making it a straightforward and attractive purchase. Positioned in a quiet cul-de-sac, the property features a spacious lounge diner, a bright conservatory/sun room, and a well-designed kitchen, along with two generous bedrooms and a modern bathroom. Externally, it boasts a good-sized, low-maintenance fully patio rear garden complete with a large shed/summer house, plus driveway parking for 1-2 vehicles. Ideally suited to first-time buyers, investors, or those looking to downsize, this home combines comfortable living with a convenient location close to local amenities and transport links.





Total area: approx. 62.1 sq. metres (668.5 sq. feet)  
**20 Burton Road**



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>		<b>64</b>	<b>74</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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