



**13 PALGRAVE WAY**  
**SPALDING, PE11 3YW**

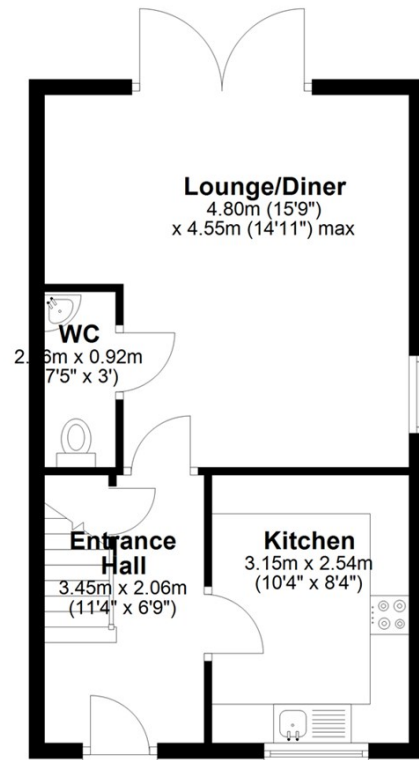
**£175,000**  
**FREEHOLD**

This stunning chain-free three bedroom end-terrace home in Pinchbeck is beautifully presented throughout and ready to move straight into. Set on a generous corner plot with allocated parking, the property boasts a large, low-maintenance rear garden that's a real sun trap, complete with a huge patio area and garden shed – perfect for relaxing or entertaining. With a modern kitchen, spacious lounge, en-suite to the master bedroom and no onward chain, this home is an ideal choice for families and first-time buyers alike.



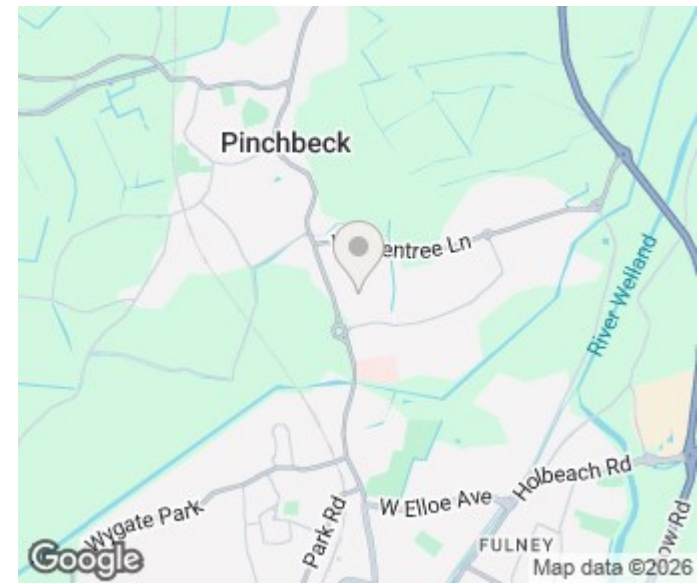
### Ground Floor

Approx. 37.7 sq. metres (406.2 sq. feet)



Total area: approx. 76.3 sq. metres (821.5 sq. feet)

**13 Palgrave**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	88
(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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