

## 16 BARGE CLOSE

SPALDING, PE11 2YT

**£160,000**  
**FREEHOLD**

This three-bedroom semi-detached home is tucked away in a cul-de-sac location within walking distance of Spalding town centre, local schools, and amenities. The property benefits from an enclosed, low-maintenance rear garden and allocated parking, and while it would benefit from internal redecoration, it presents an excellent opportunity for first-time buyers looking to put their own stamp on a home, or for investors seeking a property with strong rental potential.



# 16 BARGE CLOSE

- Three-bedroom semi-detached home
- Located in a quiet cul-de-sac
- Lounge with box bay window
- Kitchen/Diner with space for appliances
- Ground floor cloakroom / WC
- Family bathroom on first floor
- Enclosed, low-maintenance rear garden
- Allocated parking for one vehicle
- Close to Spalding town centre, schools, and amenities
- Ideal for first-time buyers or investors



## Summary

16 Barge Close, Spalding, PE11 2YT

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## Accommodation

### Ground Floor

Entrance Hall – Stairs to first floor, radiator, telephone point, fuse box, and door to lounge.

Lounge (4.50m x 3.56m / 14'8" x 12'7") – Generous living space with uPVC box bay window to front, coved ceiling, radiators, and door through to kitchen/diner.

Kitchen/Diner (4.65m x 2.51m / 15'11" x 8'5") – Fitted with a range of base and eye-level units, worktops, tiled splashbacks, stainless steel sink with mixer tap, built-in oven with hob and extractor, and space for appliances. uPVC window and door to the rear garden, radiator.

Cloakroom / WC (1.65m x 1.06m) – Low level WC, wash hand basin, radiator.

### First Floor

Landing – Access to loft and airing cupboard housing gas boiler.

Bedroom One (3.63m x 2.74m / 11'8" x 9'5") – uPVC double glazed window to front, radiator.

Bedroom Two (3.58m x 2.79m / 11'7" x 9'4") – uPVC double glazed window to rear, radiator, TV point.

Bedroom Three (2.72m x 1.88m / 8'5" x 6'1") – uPVC double glazed window to front, radiator.

Bathroom (1.80m x 1.83m / 5'11" x 6'0") – Three-piece suite comprising panelled bath with shower attachment, pedestal wash hand basin, low level WC, tiled surround, and radiator.

## Outside

The property enjoys an enclosed, low-maintenance rear garden together with allocated parking for one vehicle.

## Additional Information

Management Fee: £140 per annum (Barge Close Management Company)

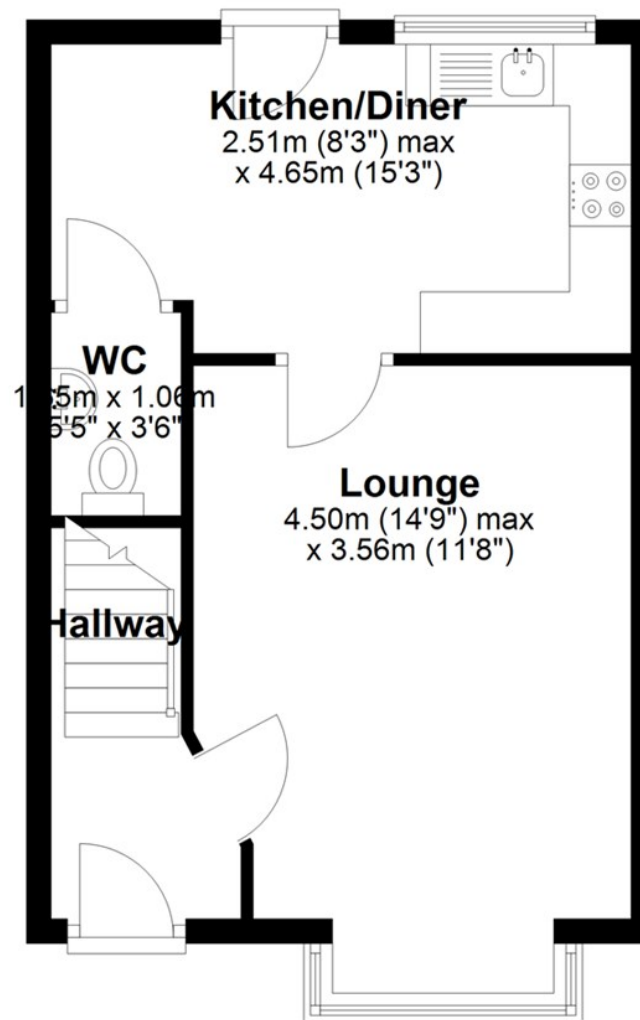
Tenure: Freehold

Council Tax Band: B (South Holland District Council)

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### Ground Floor

Approx. 34.0 sq. metres (366.1 sq. feet)

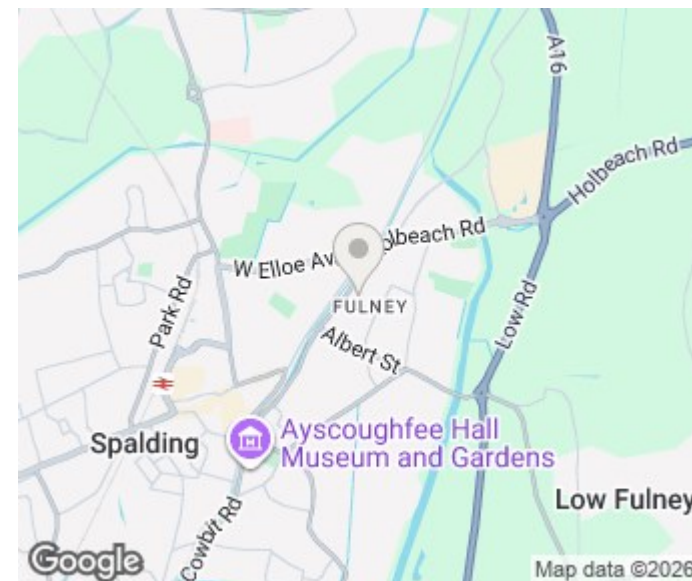
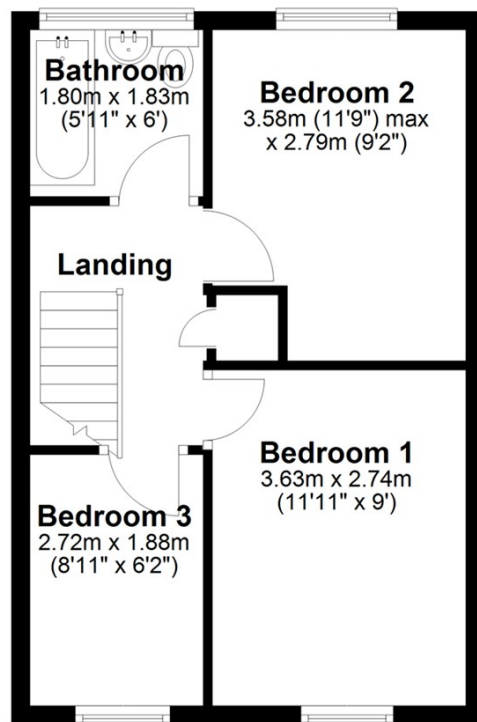


Total area: approx 68.6 sq. metres (738.6 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>73</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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