



## 68 FEN END LANE SPALDING, PE12 6AD

**£265,000  
FREEHOLD**

CHAIN FREE  
AMAZING POTENTIAL  
LARGE GARAGE  
INCREDIBLE OPPORTUNITY

Spacious Three-Bedroom Detached Bungalow in Prime Spalding Location.

Situated on a generous plot in a desirable area within walking distance of local shops and a popular pub, this detached bungalow offers superb potential for modernisation. With three spacious double bedrooms, gas central heating, ample off-road parking and a larger-than-average in-and-out garage, the property is perfect for families or downsizers seeking a quiet yet convenient setting close to the heart of Spalding town centre.



# 68 FEN END LANE

• CHAIN FREE • INCREDIBLE OPPORTUNITY • LARGE GARAGE • WOULD BENEFIT FROM UPDATING AND RENOVATION • Utility room and separate WC • Four-piece family bathroom with shower cubicle • Ample driveway parking with in-and-out access • Larger-than-average garage with great storage/workshop potential • Gas central heating throughout • Scope for cosmetic updating – ideal to personalise and add value



## Hallway

A wide and welcoming entrance space giving access to all principal rooms.

## Bedroom 1

A large double bedroom with ample space for wardrobes and furnishings.

## Bedroom 2

Another well-sized double bedroom, ideal for guests or children.

## Bedroom 3

A comfortable third double room, perfect for a home office or nursery if required.

## Bathroom

A four-piece suite including a shower cubicle, bathtub, washbasin and WC.

## Lounge

A generously proportioned reception room with plenty of natural light, perfect for relaxing or entertaining.

## Kitchen/Diner

A spacious family kitchen with room for dining, offering views over the rear garden and potential to modernise to your taste.

## Utility

Practical laundry and storage space with access to the rear.

## WC

Convenient additional WC off the utility area.

## Garage

TwoUp and over door, door.

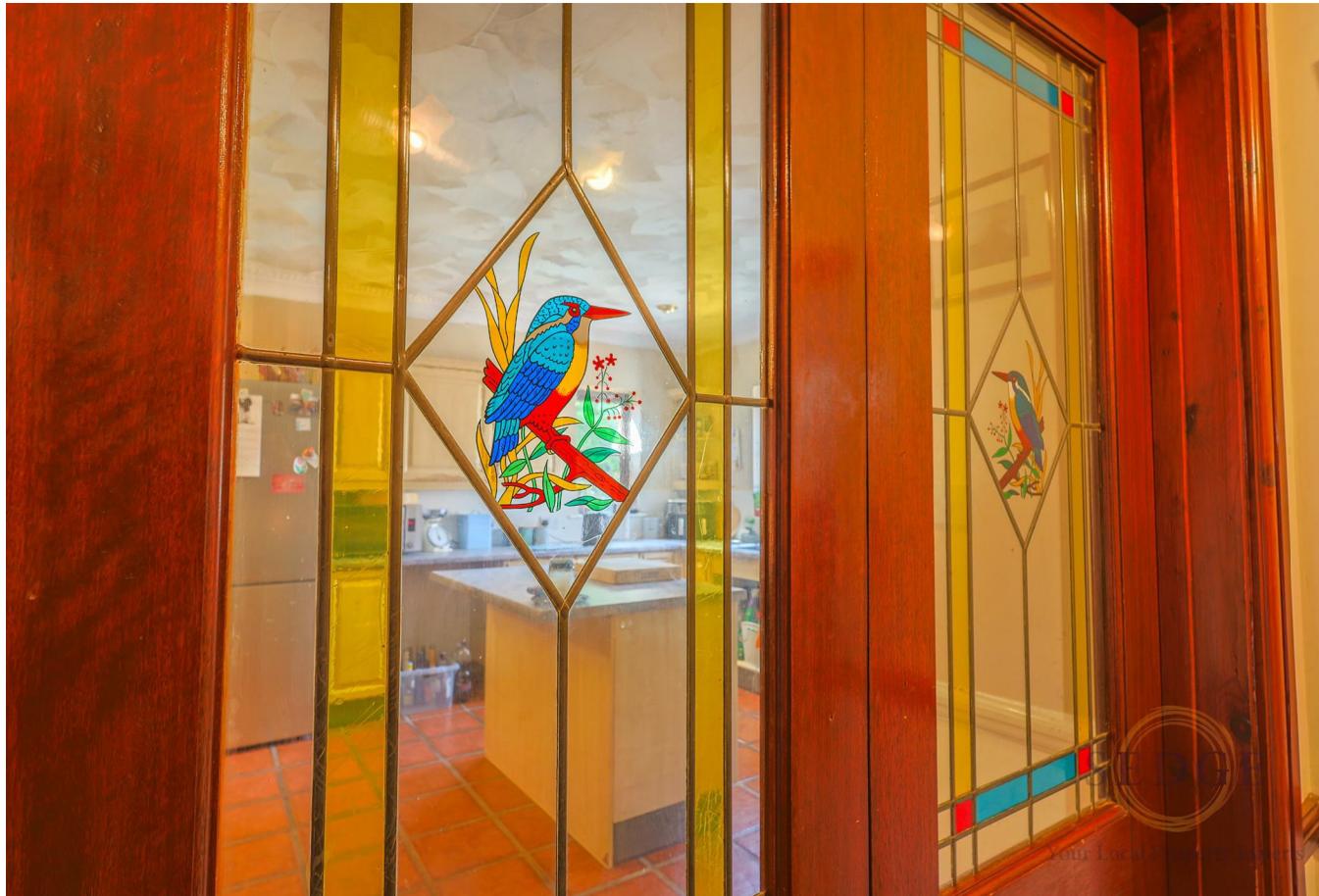
## Exterior

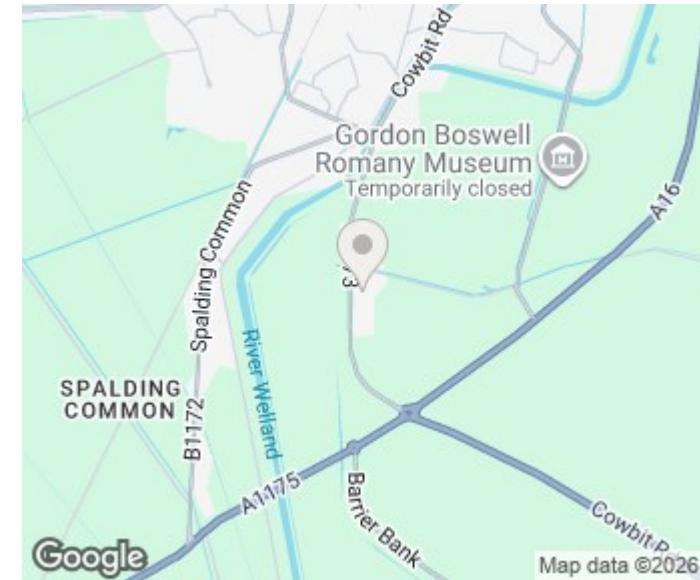
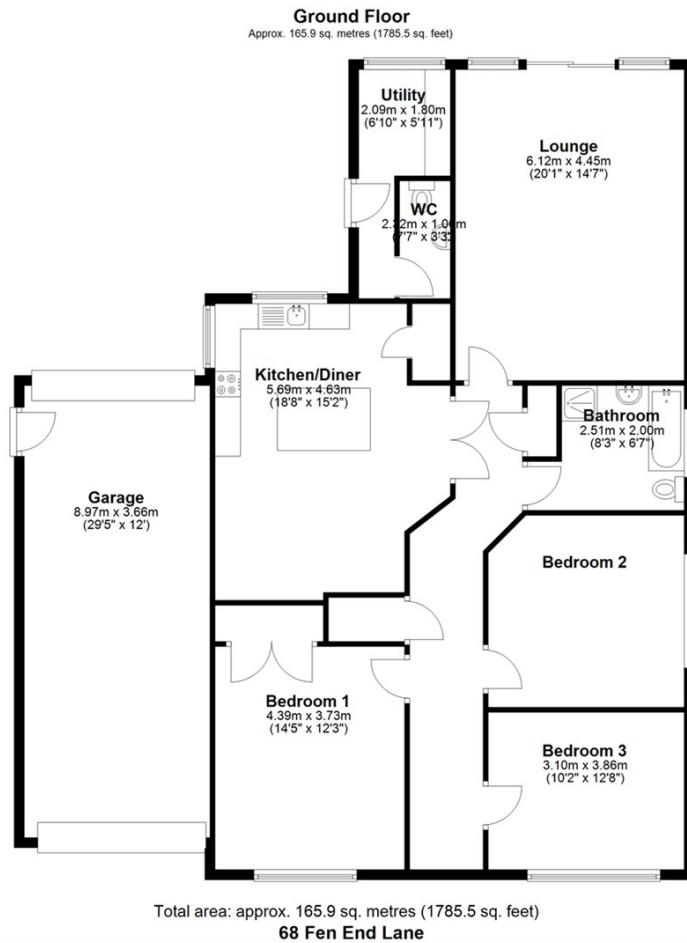
The bungalow sits on a sizeable plot with ample driveway parking and a private rear garden offering space for landscaping or outdoor entertaining. With larger than average garden, ideal for vehicle storage, workshop use or conversion potential (subject to planning).

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

## 68 FEN END LANE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(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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