



## 32 WESTSIDE

LINCOLNSHIRE, PE11 3WG

**£189,995**  
FREEHOLD

Sedge Estate Agents are delighted to offer for sale this modern three-bedroom family home situated within a popular residential location in Spalding, close to local schools, amenities, and transport links. Well presented throughout, the property offers spacious and practical accommodation comprising entrance hall, cloakroom/WC, a bright dual-aspect lounge, and a modern kitchen/diner with patio doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms and a stylish four-piece family bathroom. Externally, the property benefits from allocated off-road parking and an enclosed rear garden featuring lawn, decking, and gravel seating areas, ideal for relaxing or entertaining. Early viewing is highly recommended to appreciate the space and location on offer.

# 32 WESTSIDE

- Modern three-bedroom family home
- Spacious dual-aspect lounge
- Contemporary kitchen/diner with patio doors
- Downstairs cloakroom/WC
- Modern four-piece family bathroom
- Enclosed rear garden
- Allocated off-road parking
- Popular residential location
- Close to local schools and amenities
- Ideal first-time buy or investment purchase



## Summary

Situated in a popular residential location close to local schools and amenities, this modern three-bedroom family home is ideal for first-time buyers, families, or investors alike. Well presented throughout, the property offers spacious and practical accommodation together with a generous enclosed rear garden and allocated off-road parking.

The accommodation briefly comprises:

### Entrance Hall

UPVC double glazed entrance door and window to the front aspect, radiator, built-in storage cupboard and stairs leading to the first floor.

### WC

Fitted with a matching two-piece suite comprising low level WC and wash hand basin. Radiator.

### Lounge – 4.98m x 3.33m

A bright and spacious dual-aspect reception room with UPVC double glazed windows to the front and rear aspects. Radiator.

### Kitchen/Diner – 4.22m x 2.74m

Fitted with a matching range of base and eye-level units with work surfaces over and stainless steel sink with mixer tap and drainer. Integrated electric oven and gas hob with extractor hood over. Space for larder fridge/freezer and plumbing for washing machine. Wall-mounted gas boiler, radiator, UPVC double glazed window and double patio doors opening onto the rear garden.

### Store – 1.01m x 1.00m

Useful under stairs storage cupboard.

### First Floor Accommodation:

### Landing

Loft access and UPVC double glazed window.

### Master Bedroom – 3.99m x 2.72m

UPVC double glazed window to the rear aspect and radiator.

### Bedroom Two – 3.58m x 2.41m

UPVC double glazed window to the rear aspect and radiator.

### Bedroom Three – 2.57m x 2.44m

UPVC double glazed window to the front aspect and radiator.

### Family Bathroom

A beautifully appointed bathroom fitted with a contemporary four-piece suite comprising low level WC, vanity wash hand basin with storage cupboard, deep panelled bath and corner walk-in shower enclosure. Heated towel rail and UPVC double glazed window to the front aspect. Extensively upgraded by the current owners in January 2026 at a cost of approximately £6,000, this stunning bathroom offers buyers the reassurance of a recently completed, high-specification refurbishment with nothing left to do.

Outside, the property benefits from allocated off-road parking and a lawned frontage. The enclosed rear garden is mainly laid to lawn with a large gravel seating area, together with gated side access to the front of the property.

Early viewing is highly recommended to fully appreciate the space and excellent location this home has to offer.

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

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Your Local Property Expert

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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

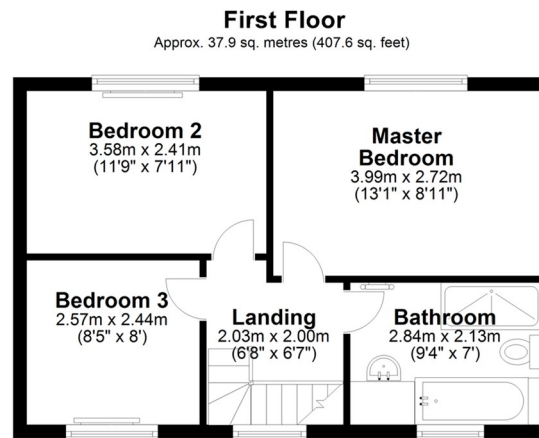
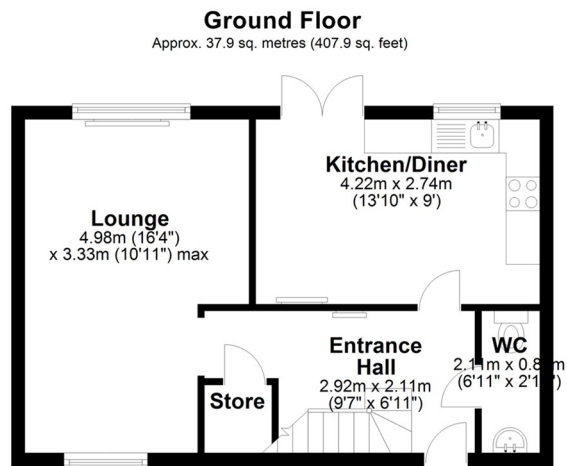
**Council Tax** – Band B

**Viewings** – By Appointment Only

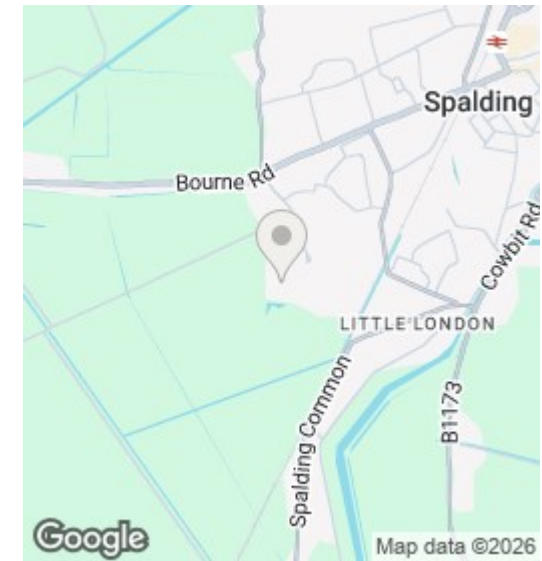
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 75.8 sq. metres (815.5 sq. feet)  
**32 westside**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</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

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
enquiries@sedge-homes.com  
www.sedge-homes.com

