



35 SALEM STREET
SPALDING, PE11 4NQ

£150,000
FREEHOLD

This modern two-bedroom home in Gosberton offers stylish and well-proportioned living space, ideal for first-time buyers or investors. The ground floor features a spacious lounge with sliding doors opening onto a large enclosed rear garden, and a contemporary kitchen with direct garden access. Upstairs, there are two double bedrooms and a modern family bathroom. Additional benefits include an integral garage with internal access and a quiet residential location close to local amenities.



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- Modern two-bedroom home in Gosberton • Spacious lounge with sliding doors to garden • Contemporary kitchen with rear garden access • Large enclosed rear garden • Two double bedrooms • Garage with access from the garden and Parking • Modern family bathroom • Stylish décor throughout • Quiet residential location • Ideal for first-time buyers or investors



Summary

Ground Floor

Entrance Hall

Welcoming entrance hall with stairs leading to the first floor and access to the lounge.

Lounge – 4.83m x 4.24m

A generously sized, modern living space featuring a front-facing window that allows in plenty of natural light. The sliding doors to the rear open out onto the garden, creating a seamless indoor-outdoor flow—ideal for entertaining or relaxing.

Kitchen – 3.12m x 2.92m

Stylish and functional, the kitchen overlooks the rear garden and offers ample storage and preparation space. Access to the garden through the rear door makes it perfect for al fresco dining and summer barbecues.

Garage – 5.21m x 2.67m

The garage provides secure parking or additional storage with a traditional up-and-over door.

First Floor

Bedroom One – 4.83m x 2.90m

Spacious principal bedroom with a rear-facing window offering peaceful garden views. A comfortable retreat with room for freestanding furniture.

Bedroom Two – 3.15m x 2.59m

Another well-proportioned bedroom, also overlooking the rear garden—perfect as a guest room, home office, or children's bedroom.

Bathroom – 2.97m x 2.59m

A bright and modern family bathroom, fitted with contemporary fixtures and a window to the front for natural light and ventilation.

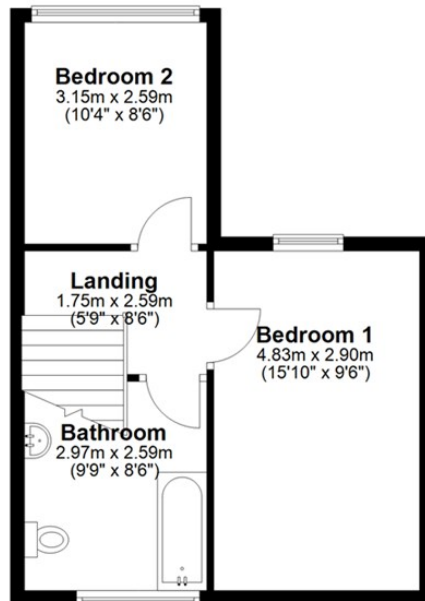
Landing

Provides access to all first-floor rooms and offers a light and airy feel to the upstairs living space.

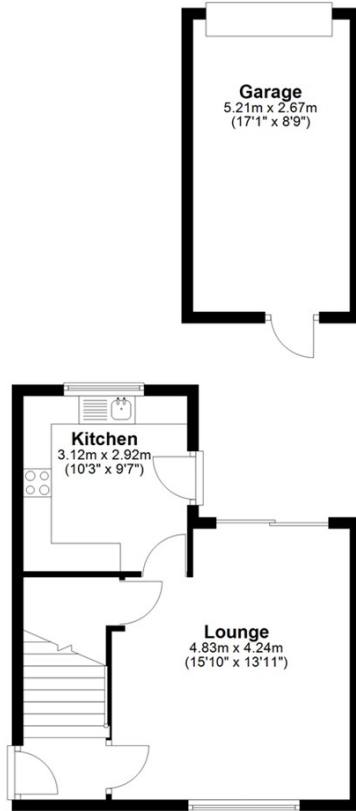
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First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



Ground Floor
Approx. 48.8 sq. metres (525.8 sq. feet)



Total area: approx. 84.2 sq. metres (906.5 sq. feet)
35 Salem Street



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		40	
(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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