

## 87 SPALDING COMMON

SPALDING, PE11 3AU

**£175,000**  
**FREEHOLD**

Welcome to this brilliant semi-detached house located in the picturesque Spalding Common, Spalding. This delightful property boasts two reception rooms, three cosy bedrooms, and two modern bathrooms, making it an ideal home for a family or those who love to entertain guests.

Situated in a tranquil rural location, this house offers a peaceful retreat from the hustle and bustle of city life. The property has been fully refurbished, showcasing a perfect blend of character features and contemporary upgrades. The new kitchen and bathroom add a touch of luxury to this already inviting home.

With parking space for two vehicles, you'll never have to worry about finding a spot for your car after a long day. Whether you're relaxing in one of the reception rooms or enjoying the privacy of the bedrooms, this house provides a warm and welcoming atmosphere for you to call home.

Don't miss the opportunity to make this beautifully renovated property your own and enjoy the best of countryside living with modern comforts. Contact us today to arrange a viewing and step into your new dream home in Spalding Common.

## 87 SPALDING COMMON

- CHAIN FREE!!! • FULLY REFURBISHED • OPEN PLAN DESIGN • THREE DOUBLE BEDROOMS • TWO BATHROOMS • AMPLE OFF ROAD PARKING • FIELD VIEWS • MODERN KITCHEN/BATHROOMS • UPVC DOUBLE GLAZING THROUGHOUT • CALL TO ARRANGE A VIEWING



### Kitchen/Diner

Large kitchen/dining room. Modern open plan design, with separate utility space. Ample storage, all brand new high quality kitchen units.

### Shower Room

Downstairs, modern shower room, with toilet, shower and sink.

### Lounge

Good size lounge located off the kitchen, fully refurbished and ready for moving in day 1!

### Bedroom 1

Window to rear, door to:

### Bedroom 2

Window to front, door to:

### Bedroom 3

Window to front, door to:

### Bathroom

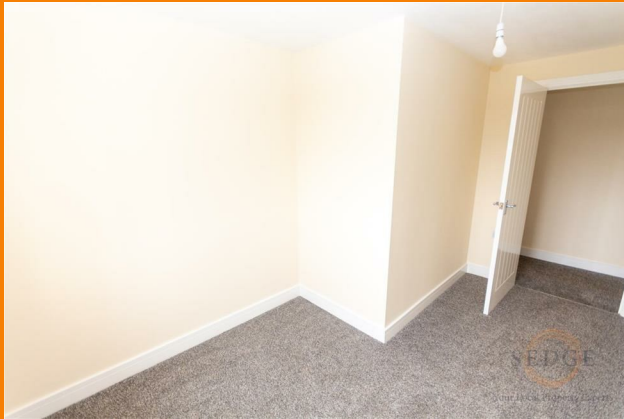
Stunning modern bathroom suite, with shower board throughout. Very well presented, with bath, toilet and sink.

### Landing

Note: Some properties may be subject to ongoing estate management or service charges. Buyers should confirm details through their solicitor.



## 87 SPALDING COMMON





**SEDGE**  
Your Local Property Experts

## 87 SPALDING COMMON

### ADDITIONAL INFORMATION

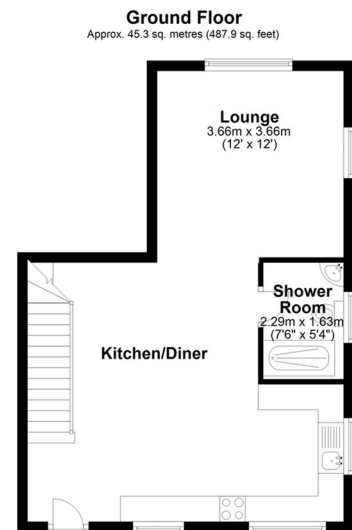
**Local Authority** – South Holland District

**Council Tax** – Band B

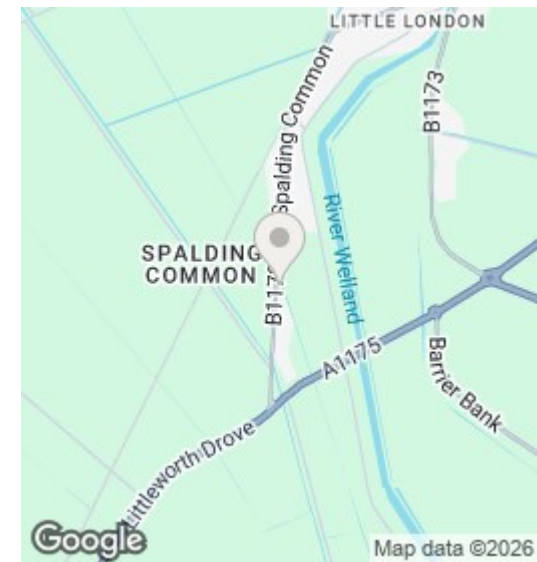
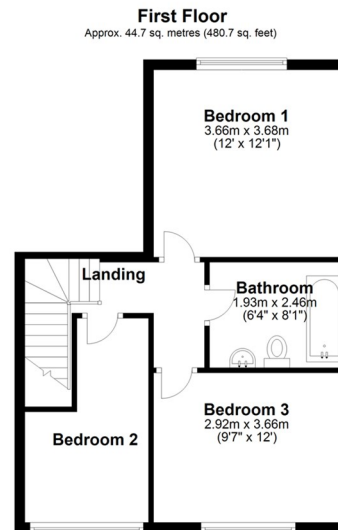
**Viewings** – By Appointment Only

**Floor Area** – 0.00 sq ft

**Tenure** – Freehold



Total area: approx. 90.0 sq. metres (968.7 sq. feet)  
**87 spalding common**



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>		
(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		
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

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

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

