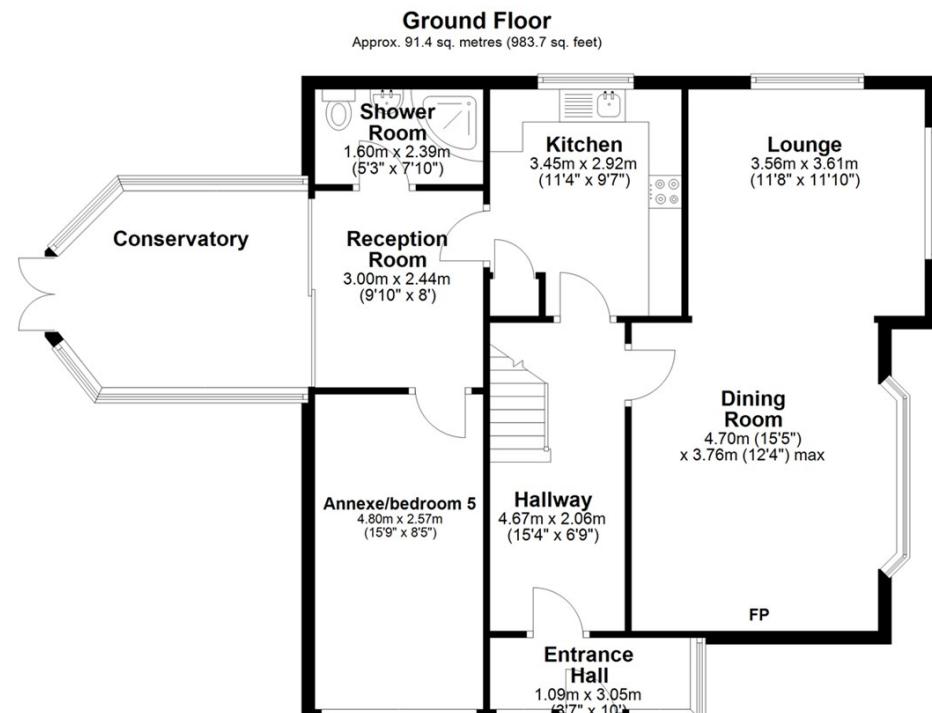


2 QUAKER LANE SPALDING, PE11 1ND

**£350,000
FREEHOLD**

Sedge Estate Agents are pleased to offer this extended detached family home on a generous corner plot within walking distance of Spalding town centre. The property offers flexible accommodation, including four bedrooms plus a converted garage/annexe (Bedroom Five), a lounge, dining room, kitchen, conservatory and additional reception space. The annexe and downstairs shower room require renovation to complete, offering potential to create a home perfectly suited to your needs. Outside, there is ample off-road parking and a side/rear garden with patio and lawn.





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