

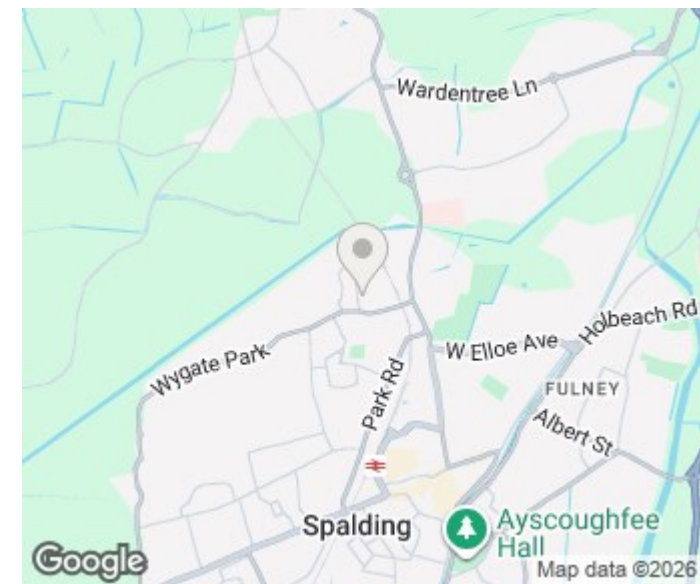
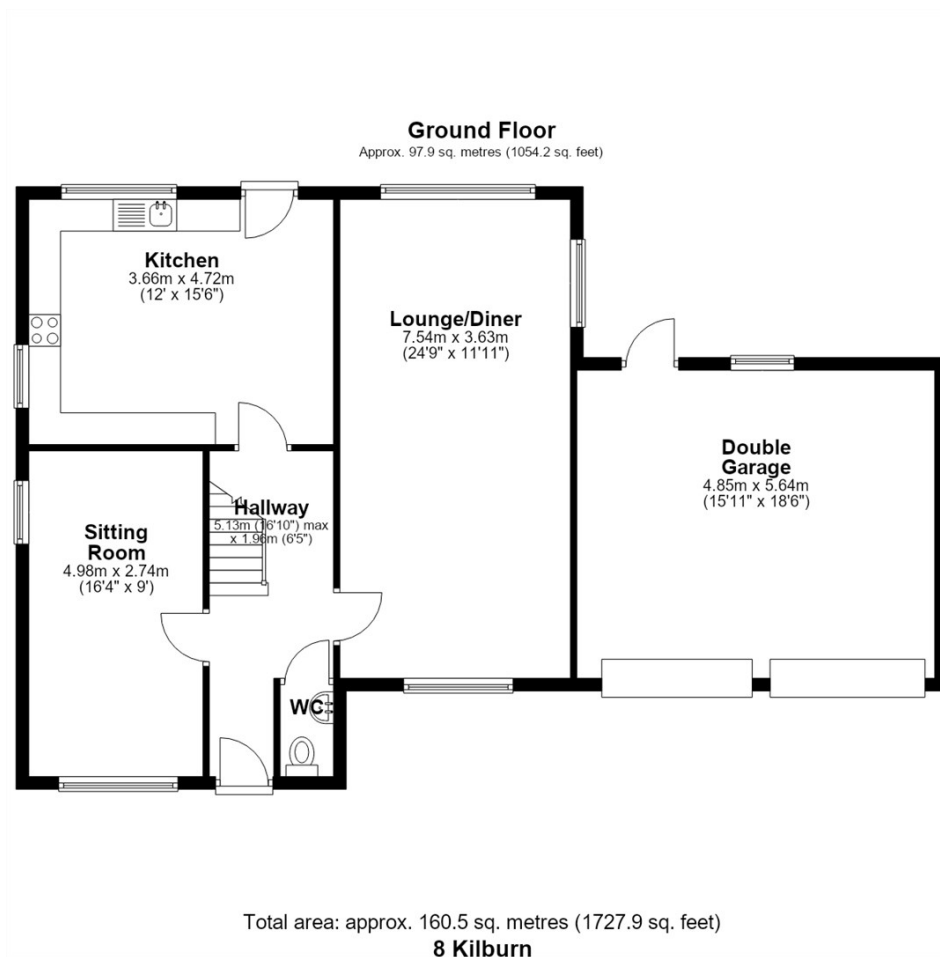


## 8 LILBURN DRIVE SPALDING, PE11 3NY

**£325,000**  
**FREEHOLD**

A large and spacious four-bedroom detached family home occupying a generous plot in a sought-after area of Spalding. The property offers excellent living space, a substantial double garage, extensive off-road parking and a large enclosed rear garden. Requiring some modernisation but fully liveable, this is an excellent opportunity to create a fantastic family home while adding value through refurbishment. Its generous proportions, superb outside space and convenient location make this a property not to be missed.





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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