

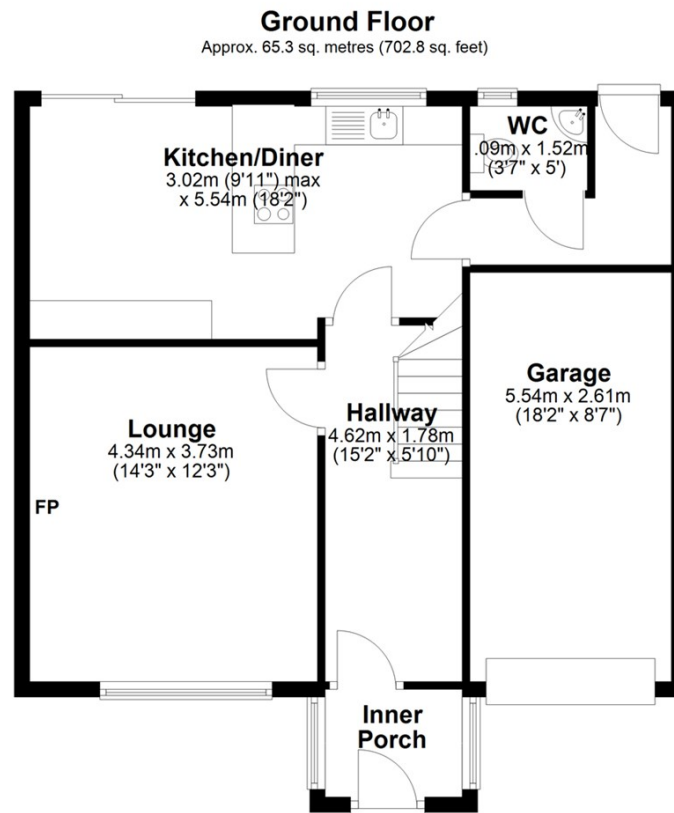


36 CASSWELL DRIVE
SPALDING, PE11 4QW

£239,995
FREEHOLD

This well-presented three-bedroom home offers a perfect blend of space, style, and practicality. The heart of the home is the modern open-plan kitchen diner, complete with a central island and breakfast bar, seamlessly connecting to a bright dining area with access to the rear garden. A spacious lounge with a feature fireplace provides a welcoming space to relax, while a separate dining room adds versatility. Upstairs, the property boasts three well-proportioned bedrooms, including a master with an en-suite shower room, alongside a family bathroom. Additional benefits include a downstairs cloakroom, an attached garage, driveway parking, and a private rear garden offering potential for landscaping. Situated in a desirable location with easy access to local amenities and transport links, this home is ideal for families or professionals seeking comfort and convenience.





Total area: approx. 111.0 sq. metres (1195.2 sq. feet)
36 Basel



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

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

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

