



## 1 SALTEN DRIVE

SPALDING, PE11 1UQ

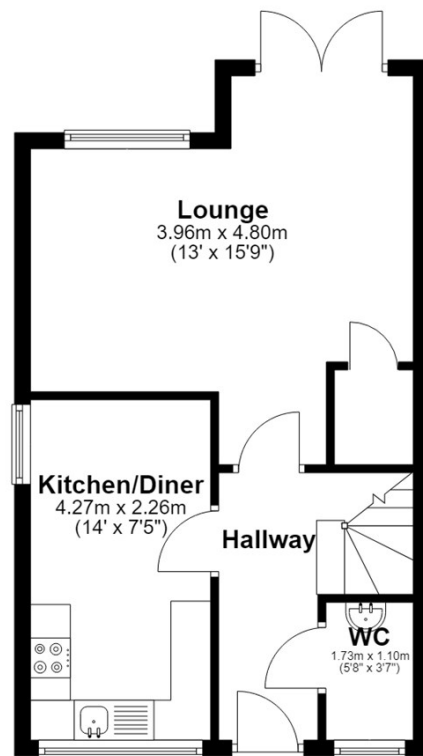
**£198,000**  
**FREEHOLD**

Situated within a popular residential development in Spalding, this well-presented three-bedroom semi-detached home offers spacious accommodation throughout, making it an ideal purchase for first-time buyers, growing families or investors. Benefiting from a modern kitchen/diner, downstairs cloakroom, enclosed rear garden and allocated parking, the property is conveniently located close to local amenities, schools and transport links.



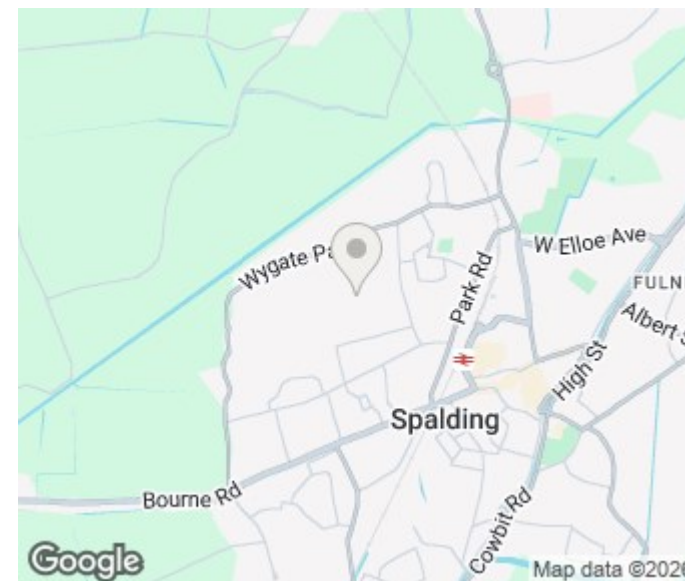
## Ground Floor

Approx. 37.6 sq. metres (404.2 sq. feet)



Total area: approx. 74.1 sq. metres (798.0 sq. feet)

**1 Saltern Drive**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>91</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>77</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 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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