



1 SALTEN DRIVE

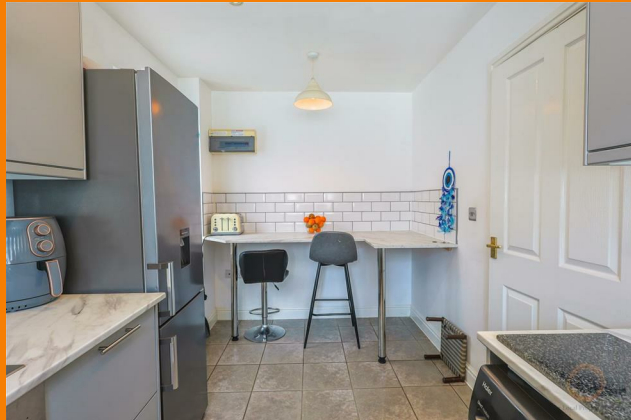
SPALDING, PE11 1UQ

£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.

1 SALTEN DRIVE

- Three-bedroom semi-detached home
- Popular residential location
- Spacious lounge with French doors to the garden
- Modern kitchen/diner
- Downstairs cloakroom
- Family bathroom
- Built-in wardrobes and storage
- Enclosed rear garden with patio
- Allocated parking
- Ideal first-time buy, family home or investment



Summary

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.

Accommodation

The property is entered via a welcoming entrance hallway (3.35m x 2.00m) with stairs rising to the first floor.

The downstairs cloakroom (1.73m x 1.10m) is fitted with a WC and wash hand basin, providing added convenience for guests.

The modern kitchen/diner (4.27m x 2.26m) enjoys windows to both the front and side elevations, creating a bright and airy space. Fitted with a range of base and wall units, integrated oven and hob with extractor hood, stainless steel sink, plumbing for a washing machine and ample worktop space, it provides everything required for modern family living.

To the rear of the property is the spacious lounge (3.96m x 4.80m), featuring a useful under-stairs

storage cupboard and French doors opening onto the rear garden, allowing plenty of natural light and creating an ideal space for relaxing or entertaining.

First Floor

The landing (2.00m x 2.29m) provides access to all first-floor accommodation and the loft space.

Bedroom One (2.54m x 4.80m) is a generous double bedroom with two front-facing windows, built-in wardrobes and additional storage cupboards.

Bedroom Two (3.35m x 2.44m) overlooks the rear garden and benefits from a fitted wardrobe.

Bedroom Three (2.72m x 2.29m) is a well-proportioned single bedroom, ideal as a child's bedroom, nursery or home office.

The family bathroom (1.52m x 2.41m) is fitted with a three-piece suite and serves all three bedrooms.

Outside

To the front, the property enjoys an open-plan lawn with a pathway leading to the entrance. The enclosed rear garden is mainly laid to lawn with a patio seating area and space for a greenhouse, providing an excellent outdoor space for families and entertaining. To the rear of the property is an allocated parking space.

1 SALTERN DRIVE





1 SALTEN DRIVE

ADDITIONAL INFORMATION

Local Authority – South Holland

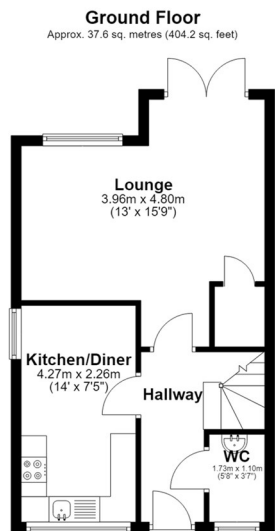
Council Tax – Band B

Viewings – By Appointment Only

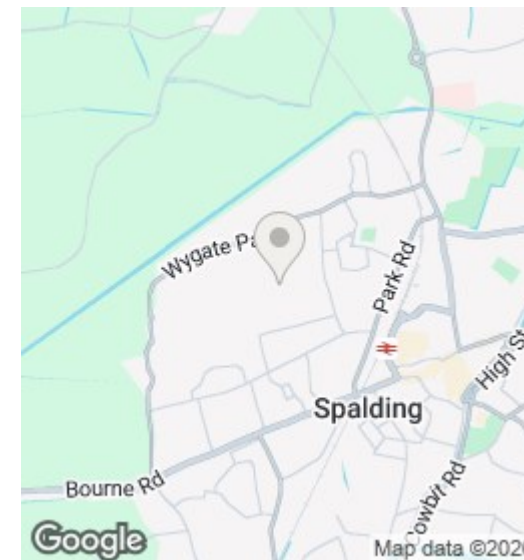
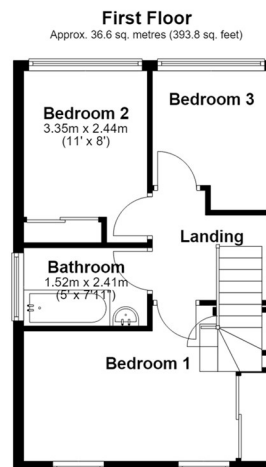
Floor Area – 764.24 sq ft

Tenure – Freehold





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) A		91
(81-91) B		
(69-80) C	77	
(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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