

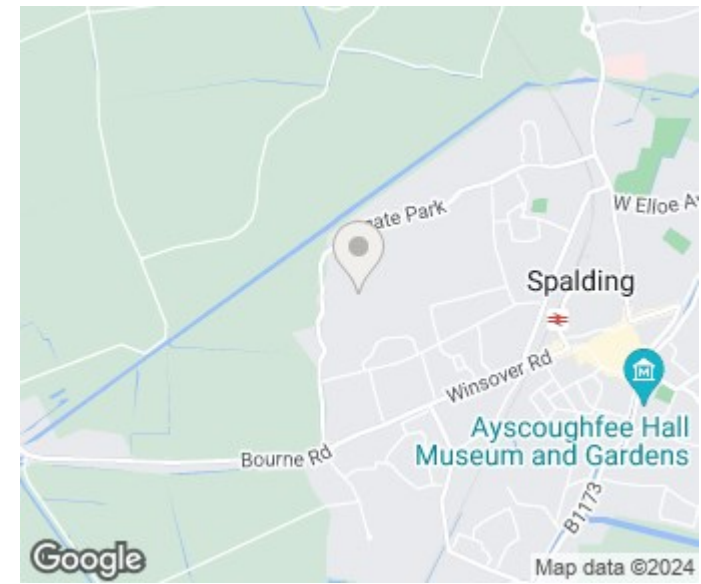
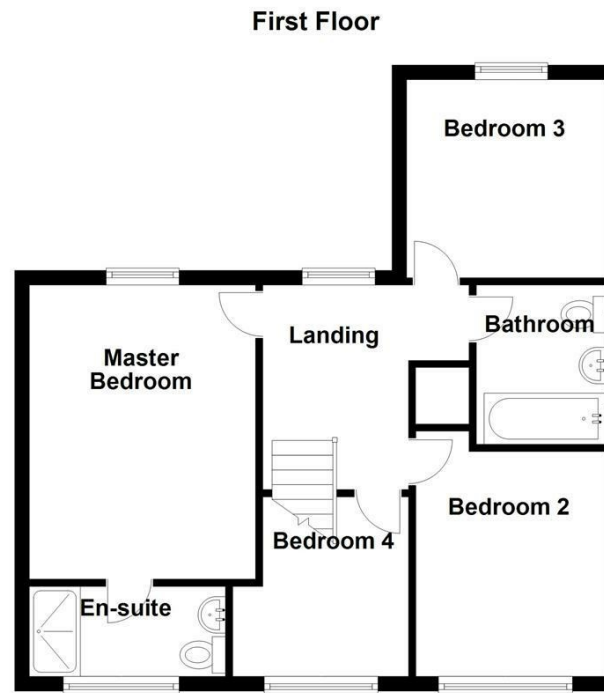
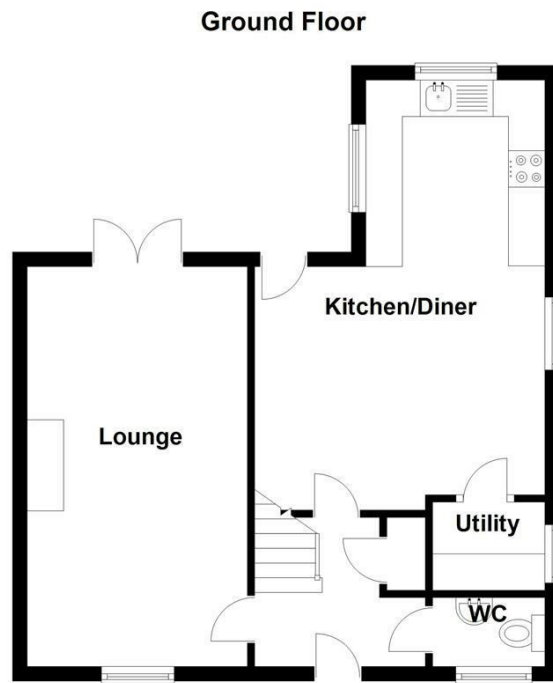


## 2 TYNE CLOSE SPALDING, PE11 3DN

**£323,000**  
**FREEHOLD**

Sedge Estate Agents are delighted to offer For Sale this immaculate detached family home, situated in a popular location close to schools and local amenities. The property comprises Entrance Hall, Cloakroom, Lounge, Kitchen/ Diner, Utility Room, Four Bedrooms with En-Suite to Master, Family Bathroom, Enclosed Rear Garden, Off Road Parking and a Single Garage. Full CCTV system externally. Gym-Grade Flooring in Garage. Viewing is Highly Recommended!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</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 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

