



3 TINSLEYS COTTAGE CAMPAINS LANE SPALDING, PE11 3EX

£130,000
FREEHOLD

Welcome to Campains Lane, Deeping St. Nicholas, Spalding - a charming location that could be the perfect setting for your new home! This semi-detached house boasts a spacious 1,286 sq ft of living space, including 1 reception room, 2 bedrooms, and 1 bathroom, offering a cosy yet comfortable environment for you and your family.

One of the standout features of this property is the ample parking space available for up to 5 vehicles, ensuring convenience for you and your guests. The double garage adds an extra layer of functionality, providing storage space or the potential for conversion into a workshop or home office.

Situated on a large plot, this property offers endless possibilities for expansion and enhancement, making it an exciting opportunity for those with a creative vision. The potential to improve the existing structure allows you to tailor the space to your specific needs and preferences, creating a truly bespoke living experience.



3 TINSLEYS COTTAGE CAMPAINS LANE

- CHAIN FREE • SIGNIFICANT OPPORTUNITY • REFURBISHMENT REQUIRED • GREAT LOCATION • FIELD VIEWS • LARGE GARDEN • DOUBLE GARAGE • TWO BEDROOMS POSSIBILITY OF A THIRD BEING ADDED • CALL TODAY



Bedroom 1

Window to front, Storage cupboard, door to:

Bedroom 2

Window to rear, door to:

Landing

Window to side, window to rear.

Hallway

Open plan, door to:

Bathroom

Window to rear, door to:

Hallway

Stairs, door to:

Lounge

Window to front, fireplace, open plan, door to:

Kitchen/Diner

Window to rear, door to:

Conservatory

Window to rear, two windows to side, door to:

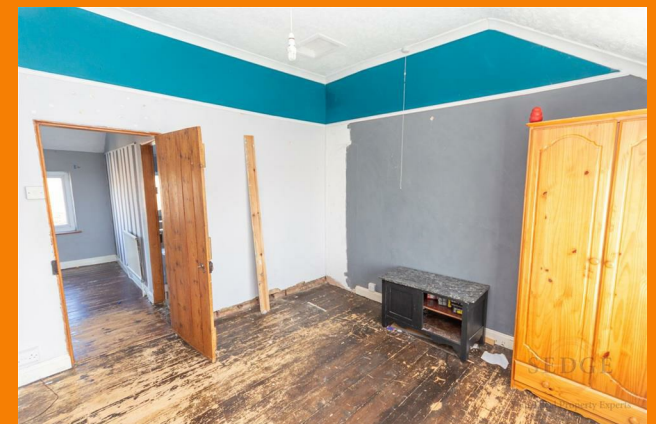
Double Garage

Window to side, Up and over door, door.

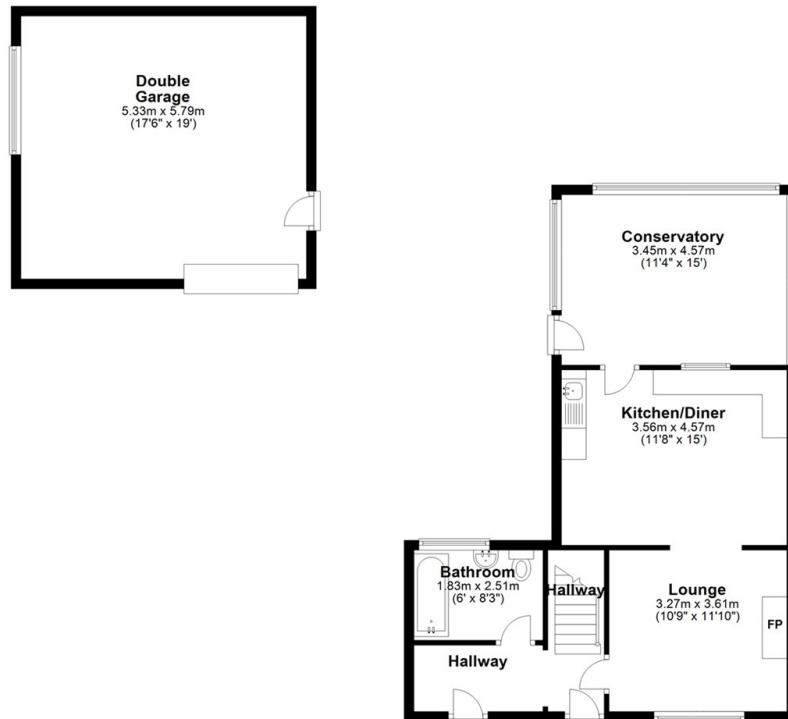
Important information

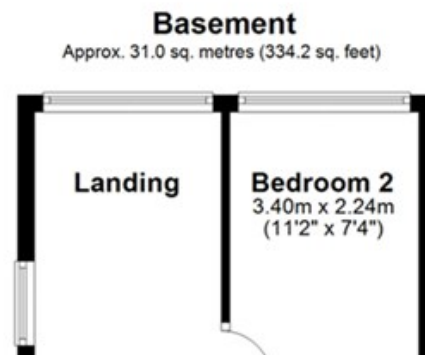
Some historical structural movement which has been signed off by insurance company with proofs available CASH BUYERS ONLY. Call to arrange a viewing today.

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Ground Floor
Approx. 88.4 sq. metres (951.9 sq. feet)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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