



## 11 EIDER GROVE SPALDING, PE11 3WD

**£170,000**  
**FREEHOLD**

Welcome to Eider Grove, Spalding - a charming location perfect for those seeking a peaceful yet convenient lifestyle. This modern detached house boasts 2 bedrooms, 2 bathrooms, and a spacious 900 sq ft of living space.

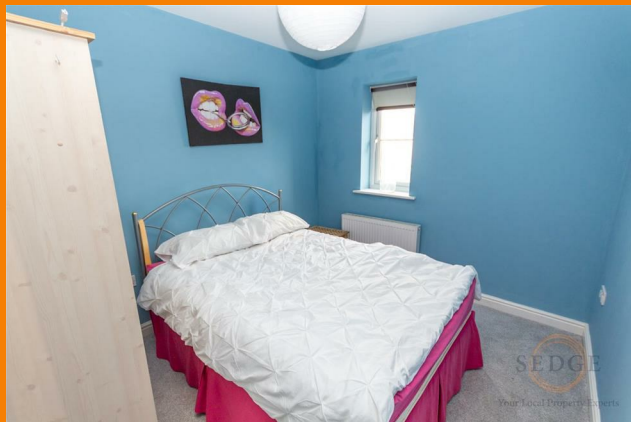
Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property's low maintenance feature ensures you can spend more time enjoying your new home and less time on upkeep.

With parking space for 2 vehicles and a garage, you'll never have to worry about finding a spot or storage. The chain-free status of this property makes it even more appealing, allowing for a smooth and hassle-free buying process.



# 11 EIDER GROVE

- DETACHED COACH HOUSE • EXCELLENT FIRST TIME BUY OR INVESTMENT PROPERTY • GREAT CONDITION • LARGE DOUBLE GARAGE • EN-SUITE TO MASTER • FAMILY BATHROOM • LARGE LOUZE/DINER • MODERN BUILD • LOW MAINTENANCE • CHAIN FREE



## Double Garage

TwoUp and over door, door.

## Kitchen/lounge/Diner

Two UPVC double glazed windows to the front, radiator, power points, TV point, satellite point, skimmed ceiling, storage cupboard, radiator, newly laid flooring in the lounge/diner, UPVC double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with a mixer tap over, two half sized electric oven and grills with a four burner gas hob and extractor hood over, integrated appliances including fridge, freezer, washing machine and dishwasher, power points, wall mounted boiler housed in a cupboard, inset wine rack, skimmed ceiling with inset spotlights.

## Bathroom

Panelled bath with a side mounted mixer tap having a mixer tap handheld shower over, W.C with a push button flush, wash hand-basin with a mixer tap over, tiled splash-backs, double shaver point, skimmed ceiling with inset spotlights, wall mounted heated towel rail, extractor fan.

## En-suite

UPVC obscured double glazed window to the rear, fully tiled double shower cubicle with a built-in mixer shower on a sliding adjustable rail, W.C with a push button flush, wash hand basin with a mixer tap over, shaver point, skimmed ceiling with inset spotlights, extractor fan, wall mounted heated towel rail.

## Bedroom 1

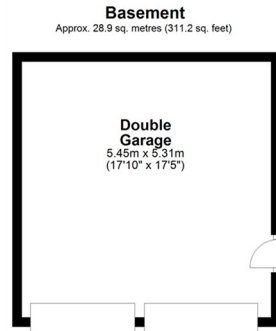
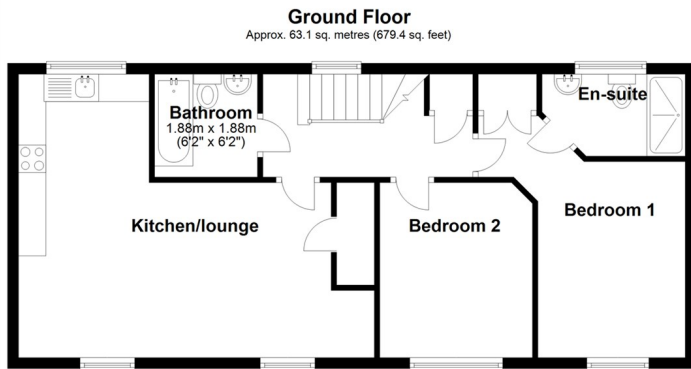
UPVC double glazed window to the front, single built-in wardrobe, radiator, power points, telephone point, TV point, skimmed ceiling.

## Bedroom 2

UPVC double glazed window to the front, radiator, power points, TV point, skimmed ceiling, loft access.


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Total area: approx. 92.0 sq. metres (990.6 sq. feet)  
**11 eider grove**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<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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