



## 4 ORWELL DRIVE SPALDING, PE11 1GU

**£175,000**  
**FREEHOLD**

Welcome to Orwell Drive, Spalding - a charming location that could be your next home sweet home! This modern terraced house, built in 2020, boasts a cosy reception room, two lovely bedrooms, and a sleek bathroom. With 800 sq ft of space, this property offers a comfortable and inviting atmosphere for you and your family.

One of the highlights of this property is the convenience it offers - with parking space for two vehicles, you'll never have to worry about finding a spot. Situated in a popular residential street, this house is not only in a great location but is also close to schools, making it an ideal choice for families.

Don't miss out on the opportunity to make this house your own. Book a viewing today and envision yourself living in this wonderful property on Orwell Drive.

# 4 ORWELL DRIVE

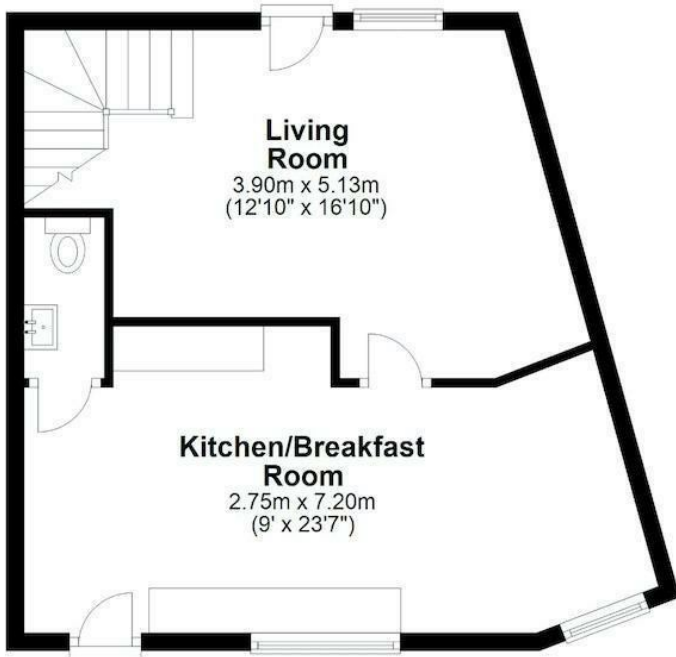
- MODERN PROPERTY • POPULAR LOCATION • CLOSE TO SCHOOLS AND TRANSPORT LINKS • TWO BEDROOMS • ENCLOSED REAR GARDEN • TWO PARKING SPACES • OPEN PLAN KITCHEN/DINER • 6 YEARS NHBC WARRANTY • CALL TODAY • SOLAR PANELS.



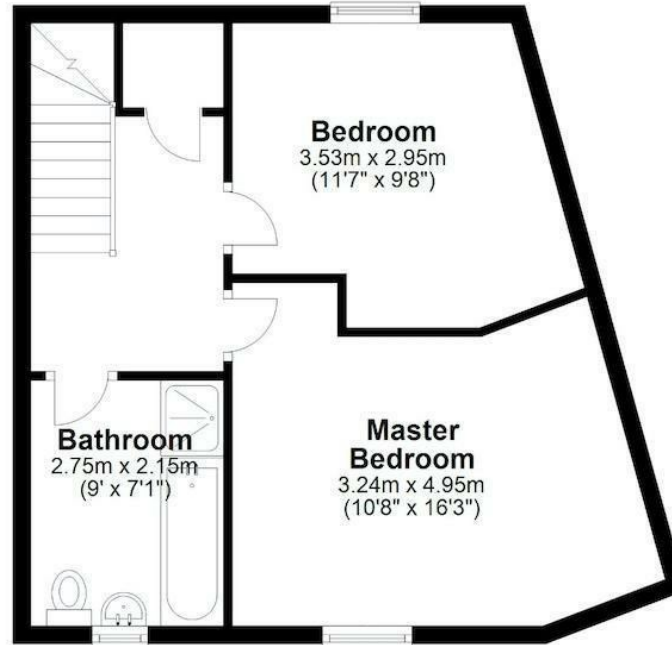
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### Ground Floor



### First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form any part of any agreement. No liability is taken for any error, omission or misstatement.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	86
(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

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