



1 HONEYSUCKLE WAY

SPALDING, PE11 3SU

£179,950
FREEHOLD

Welcome to this charming end terrace house located on Honeysuckle Way in the delightful town of Spalding. This modern property boasts a spacious 900 sq ft of living space, perfect for a family looking for a new home.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing with loved ones. With three inviting bedrooms, there is ample space for everyone to enjoy their own private sanctuary. The property also features a well-maintained bathroom, ensuring convenience for all residents.

One of the highlights of this lovely home is its enclosed rear garden, providing a peaceful outdoor retreat for both children and adults to unwind. Additionally, the property offers parking for two vehicles, making coming home a breeze after a long day.



1 HONEYSUCKLE WAY

- End Terraced House • Three Bedrooms • Excellent Location • Modern Kitchen • Allocated Parking • Enclosed Rear Garden • Ample Off Road Parking • Great Access to Local Schools • Call Today



Summary

Step inside and discover a well-maintained property featuring a spacious lounge diner, ideal for entertaining guests or simply relaxing after a long day. The property also offers a sleek bathroom, ensuring convenience for all residents.

One of the highlights of this lovely home is the enclosed rear garden, providing a private outdoor space where you can enjoy a morning coffee or host summer barbecues. Additionally, the property benefits from off-road parking, a sought-after feature that adds ease to your daily routine.

Situated in a quiet cul-de-sac, this property offers a peaceful and safe environment, perfect for families with young children or those seeking a tranquil living space. With its convenient location and charming features, this house on Honeysuckle Way is sure to capture your heart.

Hallway

Step into this welcoming family home, with a laminate flooring and decorated to a high standard, with ample storage via the cupboard under the stairs.

Kitchen

Modern kitchen, with eye level cupboards, plumbing and space for washing machine and dryer. Gas five ring hob, space for a fridge freezer.

WC

Downstairs WC to front of property, with sink and toilet basin.

Lounge/Diner

Great size lounge diner, with laminate flooring, double doors leading to enclosed rear garden and patio area, with ample electrical sockets and spacious to accommodate a dining room table and good size sofa.

Bedroom 1

Window to rear, window to side.

Bedroom 2

Window to side, window to front, door to:

Bedroom 3

Window to front, door to:

Landing

Storage cupboard, door to:

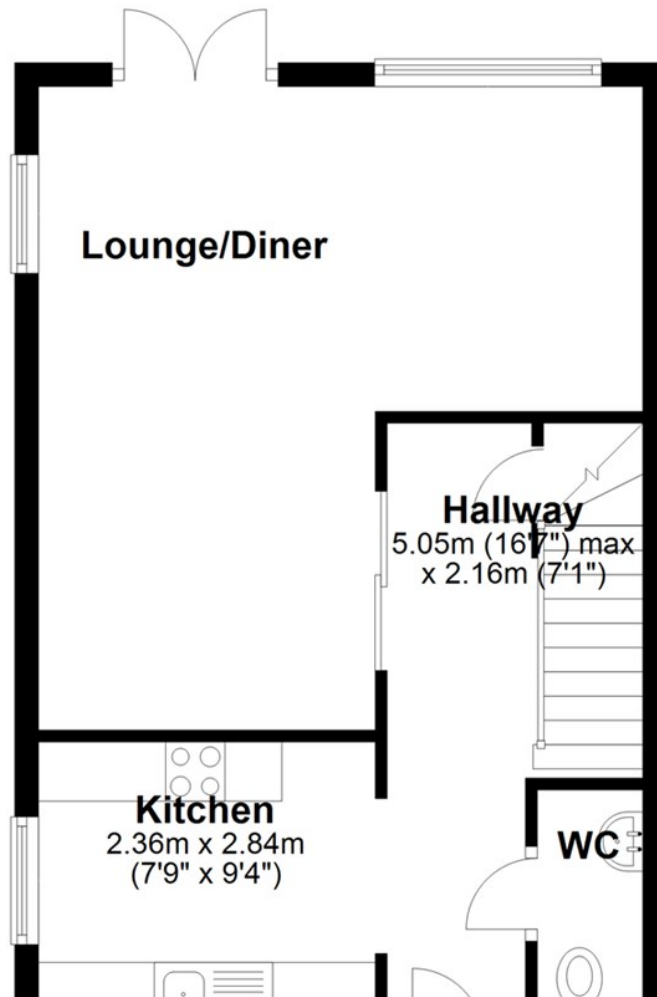
Bathroom

Exquisite three piece bathroom suite, decorated to a high standard including floor to ceiling tiles, bath with shower over, toilet and sink basin.

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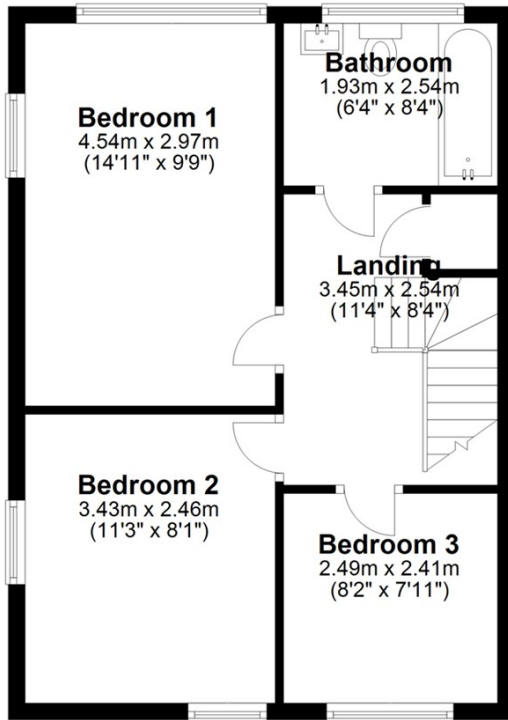
Ground Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(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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