



## 15 SPRING STREET SPALDING, PE11 2XW

£139,950  
FREEHOLD

Welcome to this charming end terrace house located on Spring Street in the heart of Spalding. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms and two bathrooms, this house offers both comfort and convenience.

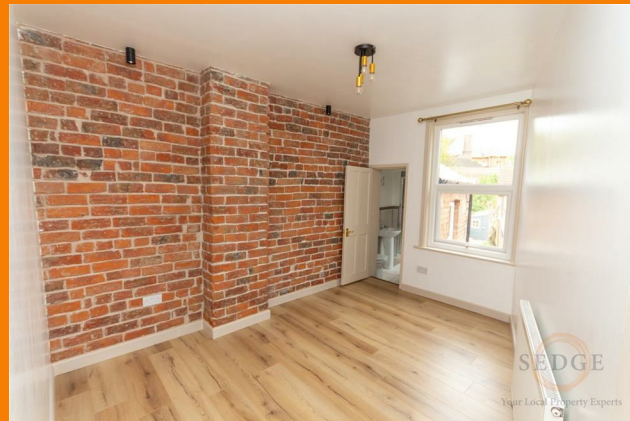
Spanning across 650 square feet, this fully refurbished home is a blend of modern amenities and classic character features. The town centre location ensures easy access to local shops, restaurants, and amenities, making it a prime spot for those seeking a vibrant lifestyle.

Whether you're looking to settle down in a quaint neighbourhood or seeking a property with investment potential, this end terrace house on Spring Street is sure to capture your heart. Don't miss out on the opportunity to own a piece of Spalding's history with this lovely property.



# 15 SPRING STREET

- Recently Refurbished • Town Centre • Chain Free • Two Bathrooms • Enclosed Rear Garden • Close to Local Amenities • Gas Central Heating • UPVC Double Glazing • Character Features • Call Today



## Summary

Spanning across 650 square feet, this recently refurbished property exudes a fresh and modern feel, with a new kitchen that is sure to inspire your inner chef. The addition of two bathrooms is a convenient feature that adds a touch of luxury to everyday living.

Situated in the town centre, this home offers the convenience of easy access to local amenities, shops, and restaurants, making it an ideal location for those who enjoy the hustle and bustle of town living.

Don't miss the opportunity to make this lovely property your own and enjoy the comfort and style it has to offer. Contact us today to arrange a viewing and take the first step towards calling this house your home.

## Lounge

Window to front, Storage cupboard, stairs, open plan, door to:

## Dining Room

Open plan, door to:

## Kitchen

Skylight.

## First Floor Shower Room

Window to rear.

## Downstairs Shower Room

Window to side, door to:

## Bedroom 1

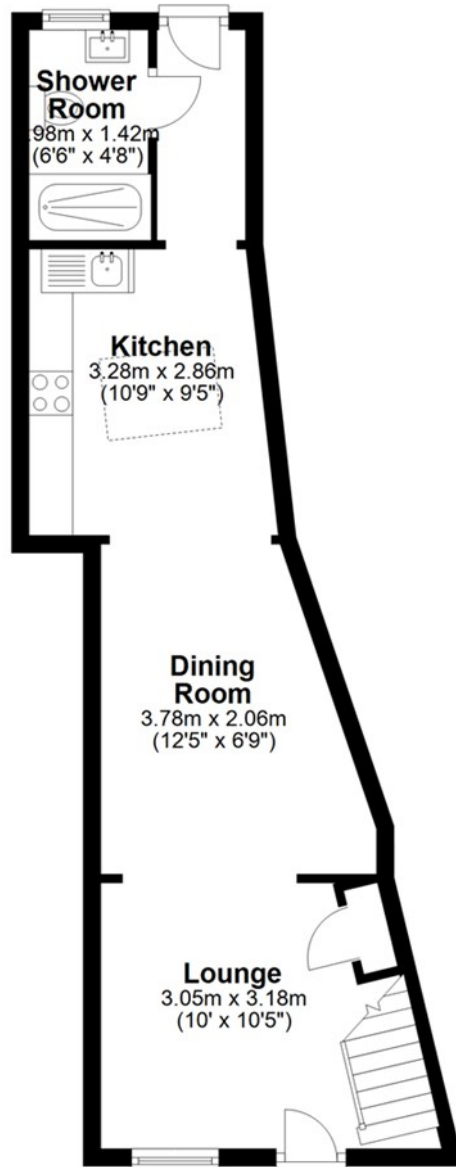
Window to rear, door to:

## Bedroom 2

Window to front, two Storage cupboard, door to:

# 15 SPRING STREET

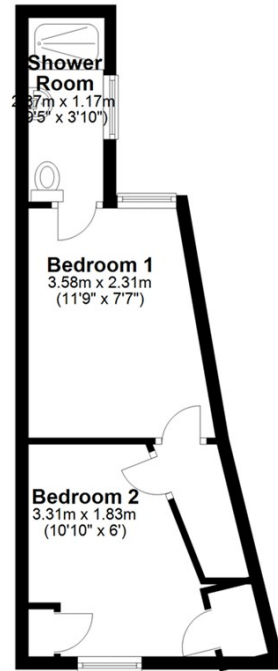
Approx. 36.0 sq. metres (387.6 sq. feet)



Total area: approx. 60.2 sq. metres (647.9 sq. feet)



**First Floor**  
Approx. 24.2 sq. metres (260.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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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