



28 WESTSIDE SPALDING, PE11 3WG

£169,950
FREEHOLD

Welcome to this charming end terrace house located in the sought-after area of Westside, Spalding. This delightful property boasts a modern feel as it is a modern build, offering a fresh and contemporary living space for its future owners.

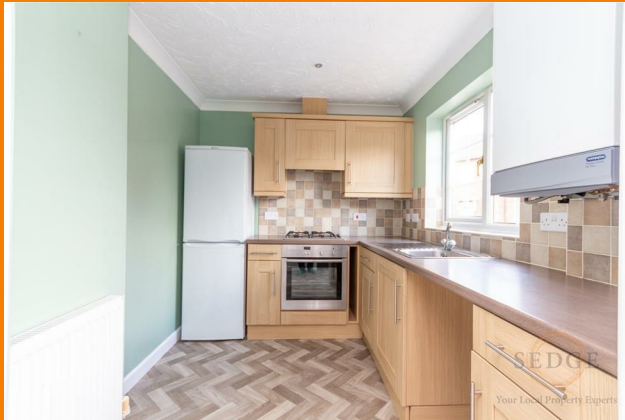
Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The house features two lovely bedrooms, providing ample space for a small family, a couple, or even as a peaceful retreat for an individual seeking a spare room or home office.

The property includes a well-appointed bathroom, ensuring convenience and comfort for its residents. With new carpets and flooring throughout, the house exudes a sense of cleanliness and style, ready for you to move in and make it your own.



28 WESTSIDE

- Brand new carpets and flooring throughout
- Completely redecorated
- Perfect for first time buyers
- Off road parking
- CHAIN FREE
- Gas central heating
- Close to schools and local amenities
- Enclosed low maintenance rear garden
- Four piece bathroom
- Two large double bedrooms



Summary

Welcome to this charming end terrace house located in the sought-after area of Westside, Spalding. This delightful property boasts a modern feel as it is a modern build, offering a fresh and contemporary living space for its future owners.

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The property includes a well-appointed bathroom, ensuring convenience and comfort for its residents. With new carpets and flooring throughout, the house exudes a sense of cleanliness and style, ready for you to move in and make it your own.

Situated in a convenient location, this home is close to local amenities, making daily errands and outings a breeze. Being chain-free, this property offers a hassle-free buying experience, especially ideal for first-time buyers looking to step onto the property ladder.

Don't miss out on the opportunity to own this lovely home in Westside, Spalding. With its modern features, convenient location, and move-in readiness, this property is sure to capture the hearts of those seeking a comfortable and stylish living space.

Entrance Hall

Double glazed door to front aspect, double glazed window to side aspect, under stairs storage cupboard, radiator, telephone point and fuse box.

WC

Double glazed window to side aspect, WC and radiator.

Kitchen

Double glazed window to front aspect, fitted kitchen with a selection of wall and base units, work surfaces, sink and drainer, plumbing for washing machine, electric oven, gas hob, cooker hood, tiled walls, radiator and CH boiler.

Lounge/Diner

Double glazed window to rear aspect, double glazed patio doors, radiator and a TV point.

Bedroom 1

Double glazed window to front aspect, built in wardrobes, radiator and TV point.

Bedroom 2

Double glazed window to rear aspect, radiator and TV point.

Bathroom

Double glazed window to rear aspect, shower cubicle, wash hand basin, WC, partly tiled walls, radiator and an extractor fan.

Landing

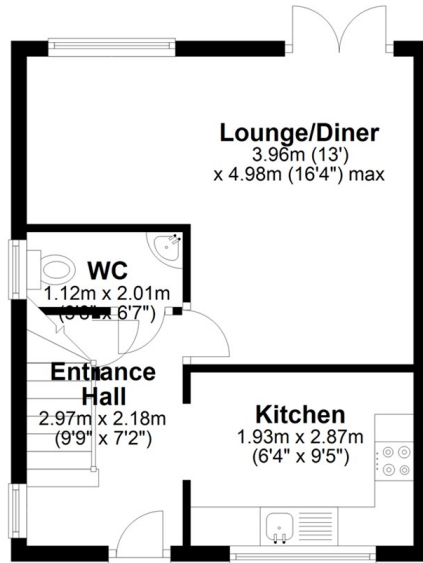
Having loft hatch access and doors arranging off into;-

28 WESTSIDE



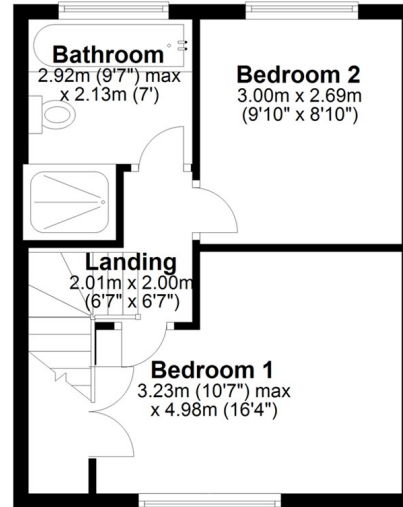
Ground Floor

Approx. 31.5 sq. metres (338.8 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.1 sq. feet)



Total area: approx. 62.8 sq. metres (675.8 sq. feet)
28 west side



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(69-80) C		
(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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