



## 4 SEDLEC MEWS SPALDING, PE12 9UB

£230,000

Welcome to Sedlec Mews, a charming property located in the picturesque area of Sutton Bridge, Spalding. This delightful detached house boasts a modern interior with a kitchen diner perfect for hosting family and friends.

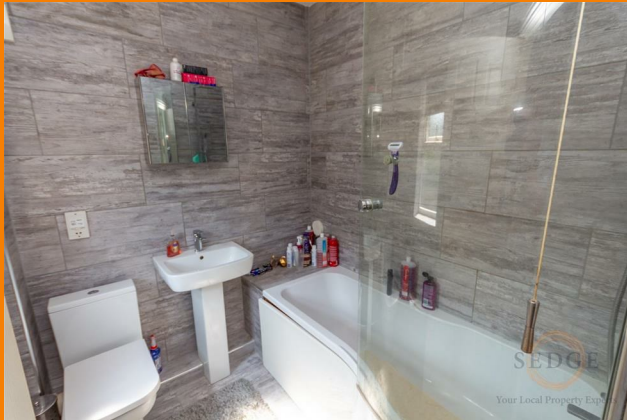
As you step inside, you'll be greeted by a spacious reception room ideal for relaxing after a long day. With three cosy bedrooms, there's plenty of space for the whole family to unwind. The two bathrooms ensure convenience and comfort for all residents.

One of the highlights of this property is the south-facing rear garden, a tranquil oasis where you can enjoy the sunshine and host summer barbecues. The garage with parking provides ample space for your vehicles and storage needs.



# 4 SEDLEC MEWS

- Modern Interior • Three Bedrooms • Single Garage • Gas Central Heating • UPVC Double Glazed Windows • Quiet Town Location • Close to Local Amenities • Excellent for first time buyers or Buy to Let • South Facing Stunning Rear Garden • Call Today



## Summary

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Whether you're looking for a peaceful retreat or a place to entertain, this property offers the best of both worlds. Don't miss the opportunity to make this house your home sweet home in the heart of Sutton Bridge.

## Entrance Hall

Stairs, door to:

## Kitchen/Diner

Dual aspect with upvc double glazed windows to the front and rear. Refitted modern base units with work tops over and matching wall units. Inset stainless steel sink and drainer with mixer tap. Tiled splash backs. Integrated double oven, hob and extractor. Tile effect laminate flooring. Space and plumbing for washing machine. Space for fridge/freezer. Cupboard housing gas fired boiler. Radiator.

## WC

Upvc double glazed window to the front. Modern white wc and hand basin with tiled splash back. Wood effect laminate flooring. Chrome heated towel rail.

## Lounge

Upvc double glazed French doors to the rear garden. Built in downstairs storage cupboard. Wood effect laminate flooring. 2 Radiators.

## Landing

Upvc double glazed window to the rear. Radiator.

## Bedroom 1

Upvc double glazed window to the front. Built in wardrobe. Radiator. Loft access.

## Bedroom 2

Upvc double glazed window to the front. Radiator.

## Bedroom 3

Upvc double glazed window to the rear. Radiator.

## Bathroom

Upvc double glazed window to the rear. Modern white suite comprising wc, hand basin plus p-shape bath with dual head shower unit over and glazed screen. Tiled walls. Tiled floor. Chrome heated towel rail.

## Garage

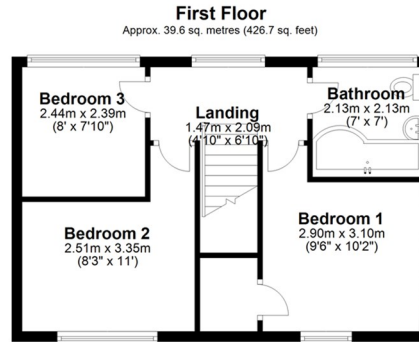
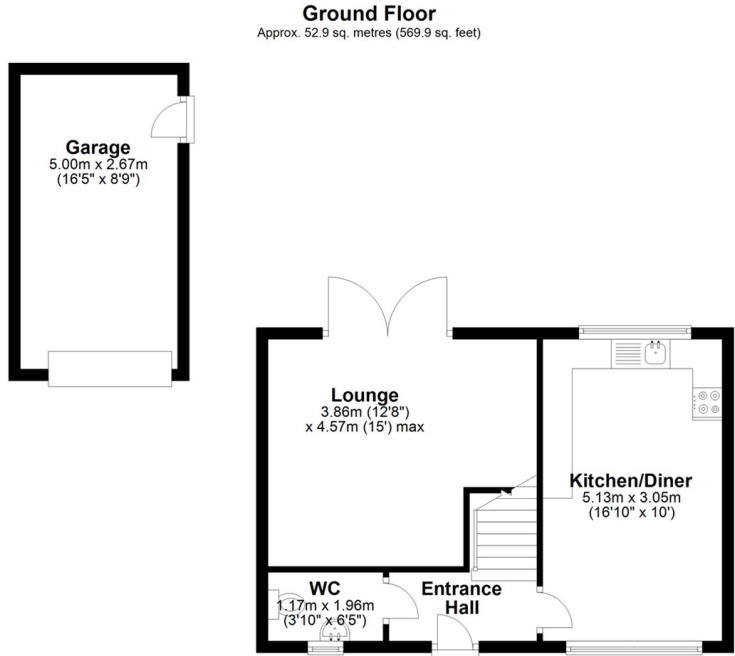
Brick and tiled construction. Electric remote control entrance door. Upvc double glazed personnel door to the side (into the rear garden). Power and lighting.

## Garden

Enclosed by wooden fencing and brick wall. Tall wooden hand gates on both sides giving access to the front. Low maintenance garden with paved patio area and pathway plus main gravel area. Outside lighting. Outside tap. Small storage area to the rear of the garage.

# 4 SEDLEC MEWS





Total area: approx. 92.6 sq. metres (996.6 sq. feet)  
**Sedlec meww**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>		76	
(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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