



## 25 SALTERN DRIVE SPALDING, PE11 1UQ

**OFFERS OVER £185,000**  
**FREEHOLD**

Guide Price £185,000 - £195,000

Welcome to Saltern Drive, Spalding - a charming location that could be the perfect setting for your new home! This delightful end terrace house boasts a modern design and offers a comfortable living space with 1 reception room, 3 bedrooms, and 2 bathrooms, including an en-suite to the master bedroom.

Built in 2007, this town house property spans across 1,249 sq ft, providing ample space for you and your family to enjoy. The convenience of parking for 1 vehicle ensures you'll never have to worry about finding a spot after a long day out.

One of the standout features of this property is that it comes chain-free, allowing for a smooth and hassle-free buying process. The UPVC double glazing not only adds to the aesthetics of the house but also helps in keeping it warm and

# 25 SALTERN DRIVE

- CHAIN FREE • THREE BEDROOMS • EN-SUITE TO MASTER • ENCLOSED REAR GARDEN • ALLOCATED PARKING • CLOSE TO TOWN CENTRE • CLOSE TO LOCAL SCHOOLS • GAS CENTRAL HEATING • UPVC DOUBLE GLAZED WINDOWS



## Summary

Welcome to Saltern Drive, Spalding - a charming location that could be the perfect setting for your new home! This delightful end terrace house boasts a modern design and offers a comfortable living space with 1 reception room, 3 bedrooms, and 2 bathrooms, including an en-suite to the master bedroom.

Built in 2007, this new build property spans across 1,249 sq ft, providing ample space for you and your family to enjoy. The convenience of parking for 1 vehicle ensures you'll never have to worry about finding a spot after a long day out.

One of the standout features of this property is that it comes chain-free, allowing for a smooth and hassle-free buying process. The UPVC double glazing not only adds to the aesthetics of the house but also helps in keeping it warm and energy-efficient.

Situated close to the town centre, you'll have easy access to a range of amenities, shops, and restaurants, making this location both convenient and desirable. Don't miss out on the opportunity to make this lovely property your new home sweet home!

## Entrance Hall

Stairs, door to:

## WC

Window to front.

## Kitchen/Dining Room

Window to front, window to side, door to:

## Lounge

Window to rear, Storage cupboard, double door, two doors.

## Bedroom 2

Two windows to rear, Storage cupboard, double door, door to:

## Bathroom

Door to:

## Cupboard

Door to:

## Bedroom 3

Window to front, door to:

## Landing

Window to front, door to:

## Master Bedroom

Window to front, Storage cupboard, double door, door to:

## Storage

## En-suite Shower Room

Skylight, door.

# 25 SALTERN DRIVE





## 25 SALTERN DRIVE

### ADDITIONAL INFORMATION

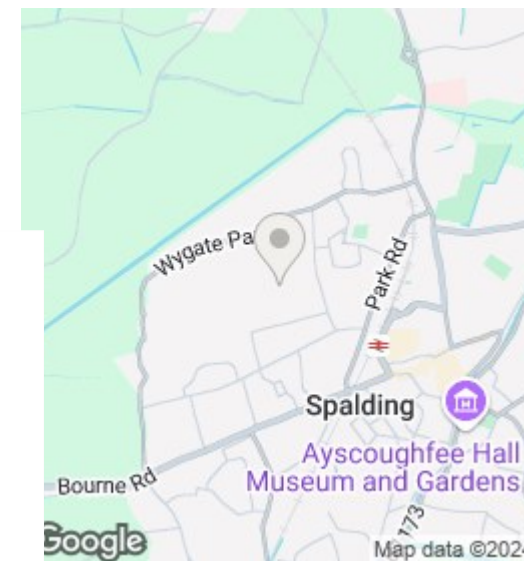
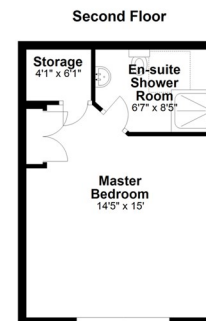
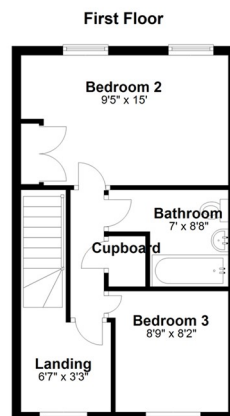
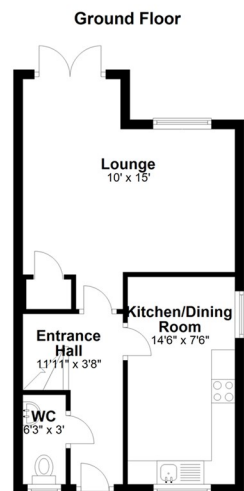
**Local Authority** – South Holland

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 1248.62 sq ft

**Tenure** – Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
	73	85
<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

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
enquiries@sedge-homes.com  
www.sedge-homes.com

