



## RABTRAK FULNEY DROVE SPALDING, PE12 6BW

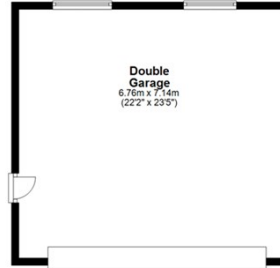
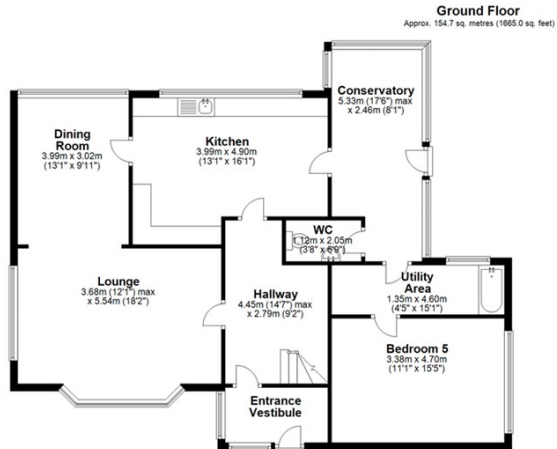
£1,500,000  
FREEHOLD

Nestled in the charming area of Fulney Drove in Spalding, Lincolnshire, lies this magnificent detached house at The Poplars. Boasting 2 reception rooms and 5 spacious bedrooms, this property offers ample space for comfortable living. With 2 bathrooms, convenience is key in this lovely home.

Spanning over 2,333 sq ft, this property provides a generous living area for you and your family to enjoy. The parking space for 12 vehicles ensures that you and your guests will never have to worry about finding a spot.

The commercial garages on the premises present an excellent investment opportunity for those looking to expand their business ventures. Additionally, with over 5.2 acres of land (subject to survey), the potential for commercial or personal use is vast.





Total area: approx. 216.8 sq. metres (2333.5 sq. feet)  
**Poplars house**



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>			<b>73</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>33</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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