



15 THE PASTURES

SPALDING, PE12 6FL

£375,000
FREEHOLD

This chalet-style detached home in Cowbit, Spalding, was originally a four-bedroom property but can easily be reverted back by reinstating a wall or splitting the large second bedroom.

With three reception rooms, three bedrooms, and two bathrooms, it offers plenty of space. The open-plan lounge/diner (over 25ft) and spacious kitchen/diner are perfect for modern living.

The property also offers parking for six vehicles, a double garage, and beautifully landscaped gardens with a peaceful garden room. Don't miss the chance to make this versatile home your own!



Ground Floor

Approx. 121.2 sq. metres (1304.2 sq. feet)



First Floor

Approx. 86.9 sq. metres (935.8 sq. feet)



Total area: approx. 208.1 sq. metres (2240.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	81
(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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