



36 CHURCHFLEET LANE

SPALDING, PE11 4NE

£199,500
FREEHOLD

Sedge Estate Agents are pleased to offer for sale this SEMI-DETACHED 3-BEDROOM HOUSE, situated on a GENEROUS NON-ESTATE PLOT on the edge of the village while still within easy reach of local amenities, including a Primary School, Mini Supermarket/Post Office, Butchers, and Doctors Surgery. The property benefits from gas central heating via a mains gas boiler and uPVC double-glazed windows and doors.



36 CHURCHFLEET LANE

- Large Rear Garden – Nearly a Quarter of an Acre!
- Ideal for Keeping Chickens, Pets, or Small Livestock
- Plenty of Space for a Vegetable Garden or Allotment
- Perfect for Families Wanting a Large Outdoor Play Area
- Scope for Outdoor Entertaining, BBQs & Relaxation
- Potential to Build a Workshop, Shed, or Summerhouse
- Secure, Fully Enclosed Space for Dogs to Run Freely
- A Rare Opportunity to Own Such a Generous Plot!
- Private & Peaceful with No Direct Rear Neighbours
- Call today!



Entrance Hall

Entrance Hall – uPVC double-glazed entrance door, stairs leading to the first-floor landing.

Lounge

Lounge – 4.24m x 3.94m (13'11" x 12'11")

Radiator, power points, television aerial point, archway leading through to:

Kitchen/Diner

Kitchen – 5.26m x 2.36m (17'03" x 7'09")

Comprising base cupboards and drawer units set beneath a contrasting work surface, inset porcelain 1¼ bowl sink with mixer tap, matching eye-level wall units, tiled splashbacks, integrated oven, 5-burner gas hob, power points, ceramic tiled floor.

Conservatory/utility

Timber construction with glazed windows and doors, providing access to the rear garden.

Landing

Radiator, access to loft space.

Bedroom 1

Radiator, power points, airing cupboard housing hot water cylinder and central heating controls.

Bedroom 2

Radiator, power points, window to front aspect.

Bathroom

Window to front, door to:

Bedroom 3

Radiator, power points.

Outside

Outside

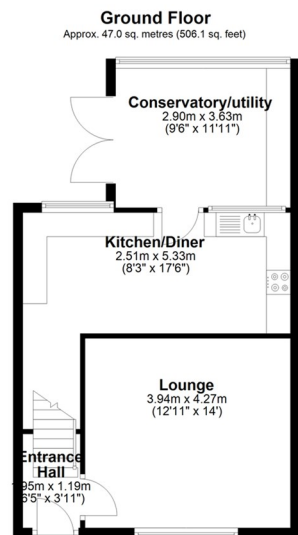
Front Garden – Mainly laid to lawn with a paved pathway leading to the front door. A hand gate provides access to the rear garden.

Rear Garden – A significant outdoor space measuring nearly a quarter of an acre, fully enclosed with timber fencing. Mainly gravelled, with off-road parking accessible via a service road to the side of No.38. The property also benefits from an additional piece of land to the rear, separate from the main garden.

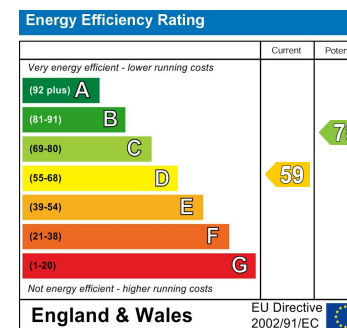
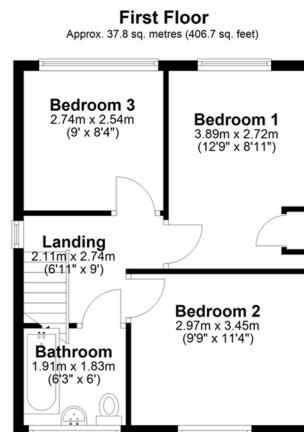


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Total area: approx. 84.8 sq. metres (912.8 sq. feet)
36 Churchfleet Lane



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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