



## 20 ATHERTON GARDENS SPALDING, PE11 3UX

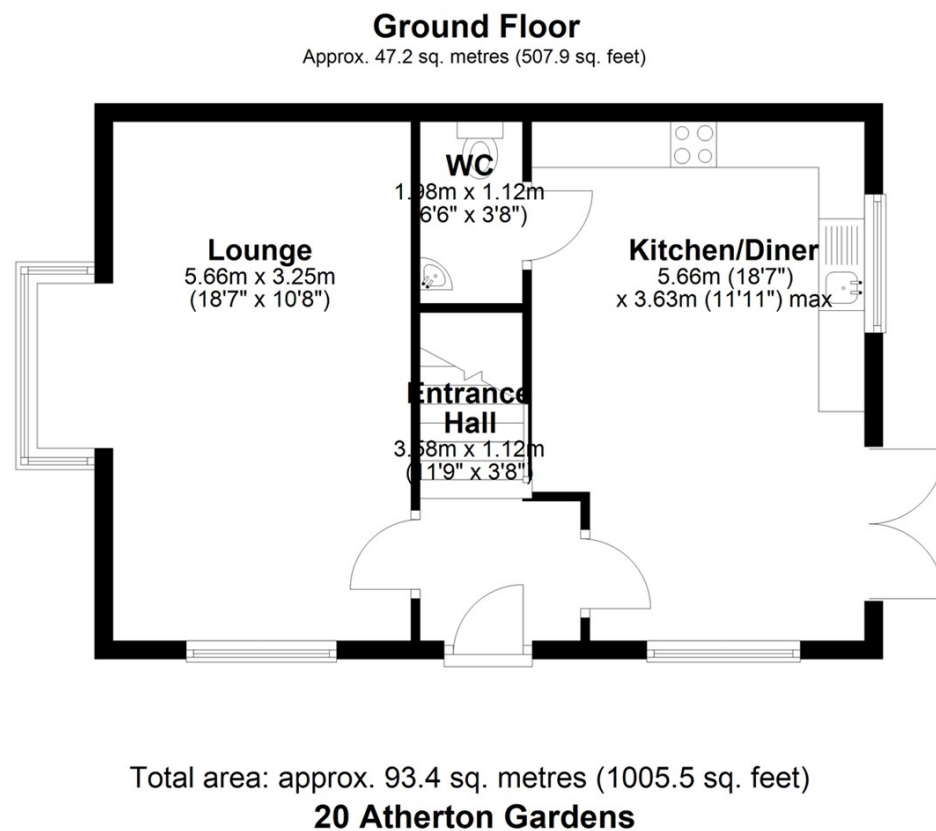
£265,000

Offered by Sedge Estate Agents – Where People and Property Matter Most

Step into this beautifully presented three-bedroom detached home, nestled in a peaceful cul-de-sac in the much-loved village of Pinchbeck. Ideal for families, professionals or those looking for a stylish village retreat, this home offers modern comforts, practical living, and a fantastic location close to Spalding.

From the light-filled bay-fronted lounge to the sleek open-plan kitchen, every room in this home has been designed with lifestyle in mind. Outside, enjoy your own private garden, generous driveway and a garage with power – perfect for hobbies or storage.





| 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 |                         |           |
| <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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