



SEDGE

Your Local Property Experts

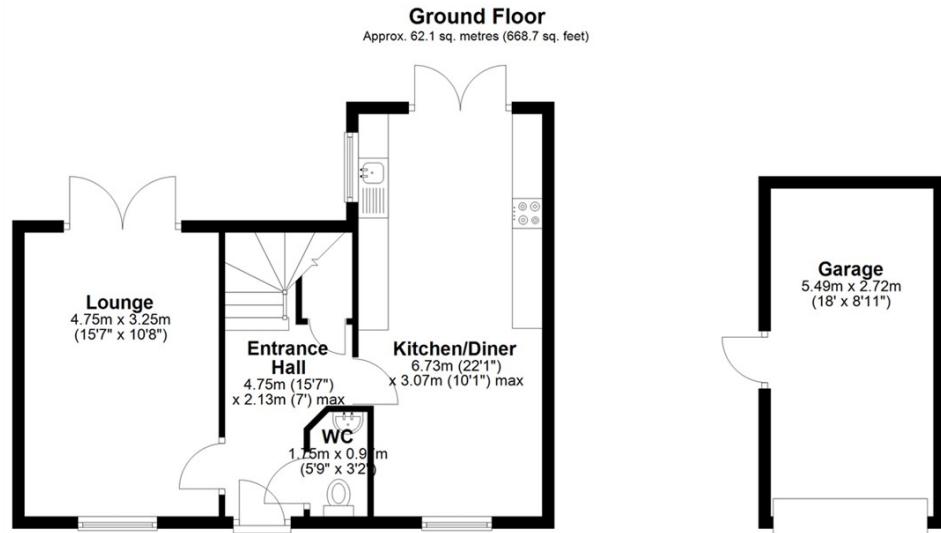


2 SULBY CLOSE SPALDING, PE11 3QS

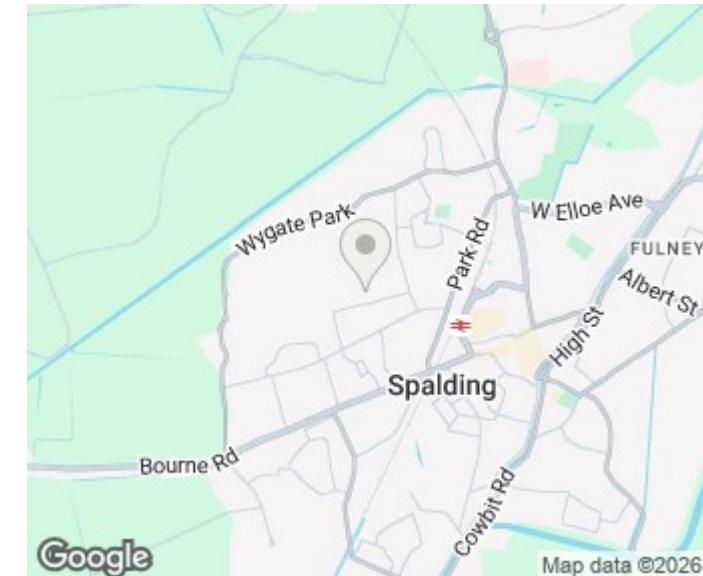
£265,000
FREEHOLD

A well-presented three-storey detached home built in 2019, offering three double bedrooms, a modern kitchen/diner with integrated appliances, and a spacious principal suite with dressing area and en suite. With a garage, driveway, and private rear garden that is not overlooked, this property provides comfortable and flexible living space in good condition, ideal for families or buyers looking for a modern home with room to make it their own.

SEDGE



Total area: approx. 141.8 sq. metres (1526.3 sq. feet)
2 Sulby Close



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