



## 6 WESTMINSTER DRIVE SPALDING, PE11 2UW

**£180,000  
FREEHOLD**

This semi-detached bungalow offers an excellent opportunity for investors or first-time buyers seeking a genuine renovation project. The property requires modernisation throughout but benefits from a well-proportioned and versatile layout, including three bedrooms and multiple reception spaces. Externally, there is generous off-road parking to the front, a single garage, and a fully enclosed rear garden with a patio area and an established allotment-style section that has been used for growing fruit and vegetables for many years, with the option to return it to lawn if desired. With strong potential to add value and create a comfortable home or investment, this property represents an ideal doer-upper in a popular bungalow format.

# 6 WESTMINSTER DRIVE

- Semi-detached bungalow • In need of modernisation
- Three bedrooms / flexible layout
- Lounge with box bay window • Open-plan dining room
- Kitchen with garden access
- Allotment-style garden area • Enclosed rear garden with patio • Large off-road parking
- Single garage



## Summary

This semi-detached bungalow presents an excellent opportunity for purchasers seeking a property in need of modernisation, offering well-proportioned accommodation throughout and plenty of potential to create a comfortable and personalised home.

Externally, the property benefits from a single garage with an up-and-over door measuring 5.03m x 3.20m, along with large off-road parking to the front, providing space for multiple vehicles. To the rear is a fully enclosed garden, featuring a patio area ideal for outdoor seating. The remainder of the garden has been used for many years as an allotment-style space for growing fruits and vegetables, offering a fantastic opportunity for keen gardeners.

Alternatively, this area could easily be returned to a traditional lawn if preferred.

Internally, the accommodation is arranged on one level and offers flexible living space. The property is entered via an entrance hall (1.35m x 2.74m), which includes a useful storage cupboard and a sliding door leading through to the inner hallway.

The lounge (5.03m x 3.51m) is located to the front of the property and features a box bay window, allowing plenty of natural light and providing a comfortable main reception space. The dining room (3.05m x 3.08m) is open plan in feel and connects well with the kitchen, making it ideal for

everyday living and entertaining.

The kitchen (3.66m x 3.00m) benefits from windows to both the side and rear elevations, creating a bright workspace, and also provides access to the rear garden.

There are three bedrooms in total. Bedroom one (4.22m x 3.20m) is a generous double bedroom with a window overlooking the rear garden. Bedroom three (2.77m x 2.95m) is located to the side of the property and would suit use as a bedroom, home office, or hobby room. The second bedroom / sitting room (3.12m x 3.51m) offers particularly flexible accommodation and features sliding doors, making it ideal as an additional reception room, guest bedroom, or snug.

The bathroom (1.91m x 1.80m) is fitted with a side window for natural ventilation. A central hallway (2.16m x 4.72m) connects the main living and bedroom areas, contributing to the practical and accessible layout.

Overall, this bungalow offers spacious and adaptable accommodation, generous parking, a garage, and an unusually productive rear garden. While in need of updating, it provides a fantastic opportunity for buyers looking to modernise and add value in a popular bungalow layout.

These particulars are intended to give a fair and accurate description of the

property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rent charges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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## ADDITIONAL INFORMATION

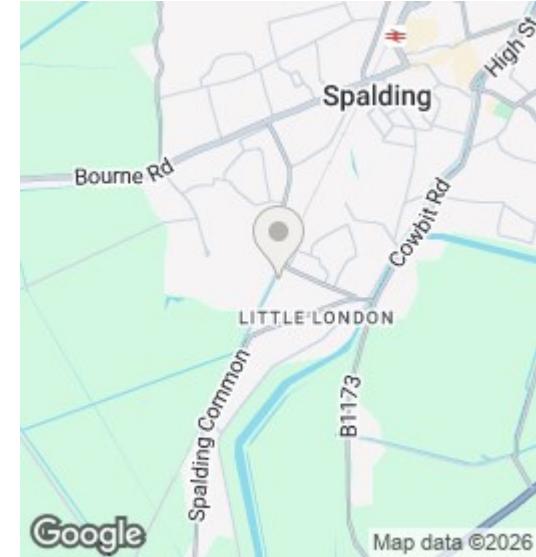
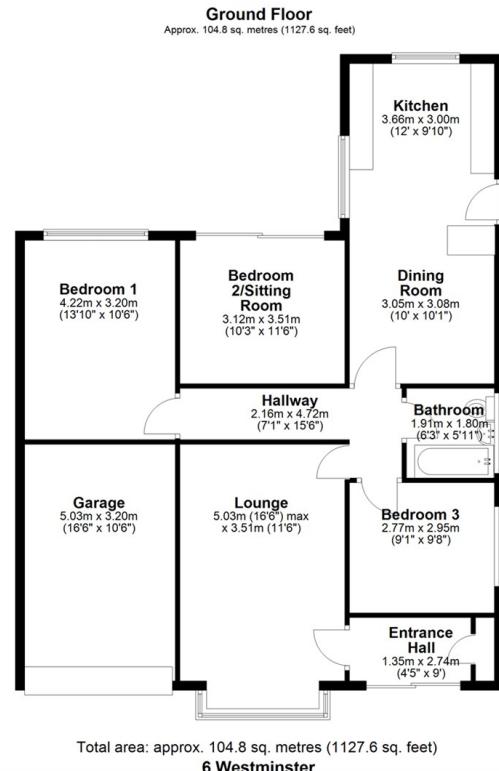
**Local Authority** – South Holland

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold



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			
<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

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
enquiries@sedge-homes.com  
www.sedge-homes.com

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