



13 BURGESS DRIVE SPALDING, PE12 8NR

£265,000
FREEHOLD

Welcome to Burgess Drive, Holbeach, Spalding - a superb location for this delightful detached bungalow. As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to unwind.

This lovely bungalow boasts a well-maintained bathroom, ensuring your comfort and convenience. The property spans an impressive 1,600 sq ft, providing ample room for all your needs. Worried about parking? Fear not, as this home offers parking space for up to three vehicles, making hosting friends and family a breeze.

One of the standout features of this property is the presence of solar panels, offering you the opportunity to reduce your carbon footprint while saving on energy bills. Additionally, the large garage provides storage space for your vehicles or can be transformed into a workshop or hobby area to suit your needs.

13 BURGESS DRIVE

- CHAIN FREE • LARGE ROOMS • MODERN KITCHEN • SINGLE DETACHED GARAGE • QUIET LOCATION • CLOSE TO LOCAL AMENITIES • EXCELLENT PLOT • GAS CENTRAL HEATING • CALL TO ARRANGE A VIEWING • SOLAR PANELS



Lounge/Diner

Box window to front, sliding door, door to:

Hall

Airing cupboard, open plan, door to:

Bedroom 1

Window to front, door to:

Bedroom 2

Window to front, door to:

Bedroom 3

Two windows to rear, window to side, door to:

Bathroom

Four piece family bathroom, with shower unit, bath, toilet and sink. Modern and ready to move in.

Kitchen

Modern kitchen with built in units, built in appliances including cooker and fridge freezer, sink overlooking the rear garden and space for washer dryer. Fully tiled floor and side door leading onto rear garden.

Lounge Diner

Extensive lounge, with ample room for incorporating a dining space. With feature fireplace to side, box UPVC window to front elevation and sliding rear door leading onto the rear garden.

Utility

Window to rear, Storage cupboard, double door, door to:

Utility

Window to rear, Storage cupboard, double door, door to:

WC

Window to rear, door to:

Garage

Up and over door, door to:

Two windows to side, door.

Two windows to side, door.

13 BURGESS DRIVE





SEdge
Your Local Property Experts

13 BURGESS DRIVE

ADDITIONAL INFORMATION

Local Authority – South Holland

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1600.00 sq ft

Tenure – Freehold

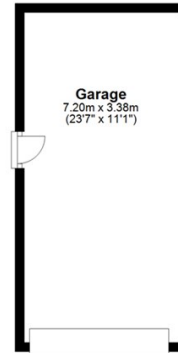
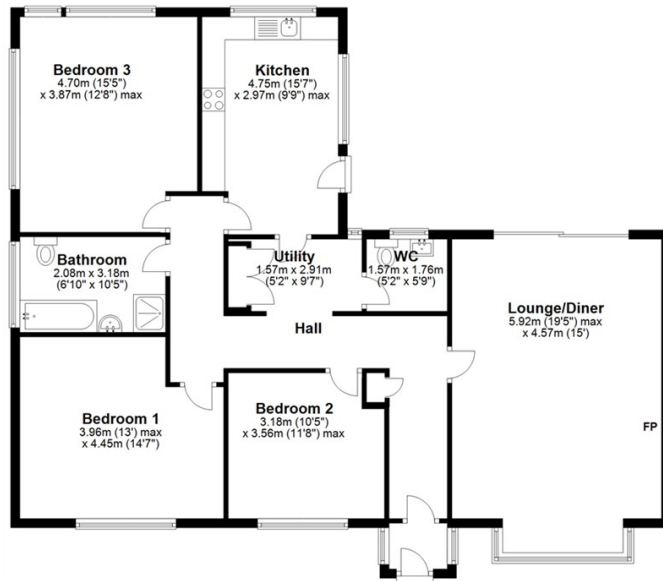


SEDGE
Your Local Property Experts



SEDGE
Your Local Property Experts

Ground Floor
Approx. 145.8 sq. metres (1569.3 sq. feet)



Total area: approx. 145.8 sq. metres (1569.3 sq. feet)
13 paddock



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(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

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

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

