



4 HAVEN WALK

SPALDING, PE11 3WE

£169,950
FREEHOLD

Offered for sale chain free by Sedge Estate Agents, this well-presented end of terrace home is located on a sought-after residential estate in Spalding. The property benefits from two double bedrooms, a master with en-suite, enclosed rear garden and allocated parking space, making it ideal for first-time buyers or investors.

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- Chain free sale
- Two double bedrooms
- End of terrace property
- Master bedroom with en-suite
- Spacious lounge diner
- Modern fitted kitchen with integrated appliances
- Downstairs cloakroom
- Enclosed rear garden with side access
- Allocated parking space plus visitor parking
- Popular residential estate location

CHAIN FREE – TWO DOUBLE BEDROOM END OF TERRACE HOME – POPULAR SPALDING LOCATION

Offered for sale chain free by Sedge Estate Agents, this well-presented two double bedroom end of terrace property is located on a popular residential estate in Spalding. The home benefits from a master bedroom with en-suite, enclosed rear garden, and allocated parking, making it an ideal first-time buy or investment opportunity.

Accommodation

The property comprises an entrance hall, modern kitchen, cloakroom, lounge diner, landing, master bedroom with en-suite, a further double bedroom, and a family bathroom.

Entrance Hall

Composite front door, carpet flooring, radiator, and centre ceiling light.

Kitchen (2.4m x 2.84m)

Fitted with a range of matching base and eye-level units with worktops over, stainless steel sink with mixer tap, double oven, four-ring gas hob with extractor above, and integrated fridge freezer, washing machine, and dishwasher. Finished with tiled flooring, recessed spotlights, radiator, and a front-facing uPVC double glazed window. The gas boiler is also housed here.

Cloakroom

Two-piece suite comprising WC and wash hand basin, tiled flooring, radiator, extractor fan, and obscured uPVC double glazed window to the front. Fuse board located within.

Lounge Diner (4.55m x 3.9m)

Bright and spacious living area with laminate flooring, radiator, centre light point, and media point. uPVC double glazed window to the rear and patio doors opening onto the garden.

Landing

Carpet flooring, airing cupboard housing hot water cylinder, and loft access.

Master Bedroom (3.02m x 3.35m)

Double bedroom with uPVC double glazed window to the front, carpet flooring, radiator, TV point, built-in double wardrobe, and access to en-suite.

En-suite

Three-piece suite with WC, wash hand basin, and shower cubicle. Finished with vinyl flooring, recessed spotlights, heated towel rail, extractor fan, and obscured uPVC window.

Bedroom Two (2.4m x 3.1m)

Further double bedroom with rear-facing

uPVC window, carpet flooring, radiator, and ceiling light.

Bathroom

Three-piece suite comprising WC, wash hand basin, and panelled bath. Vinyl flooring, recessed lighting, heated towel rail, extractor fan, and obscured rear window.

Exterior

To the front is a neat pathway with picket fencing leading to the entrance. The rear garden is fully enclosed, mainly laid to lawn with a patio seating area. There is also a side paved area and a garden shed.

Parking

The property benefits from allocated parking space to the rear, along with additional visitor parking.

Agent Notes

The site is subject to a management fee. For the period Jan 24 – Jun 24 this was £74.



4 HAVEN WALK





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ADDITIONAL INFORMATION

Local Authority – South Holland District Council

Council Tax – Band A

Viewings – By Appointment Only

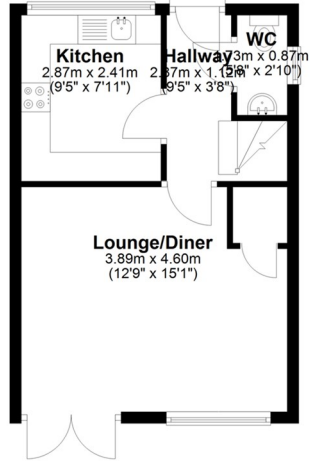
Floor Area – 0.00 sq ft

Tenure – Freehold



Ground Floor

Approx. 31.5 sq. metres (339.2 sq. feet)

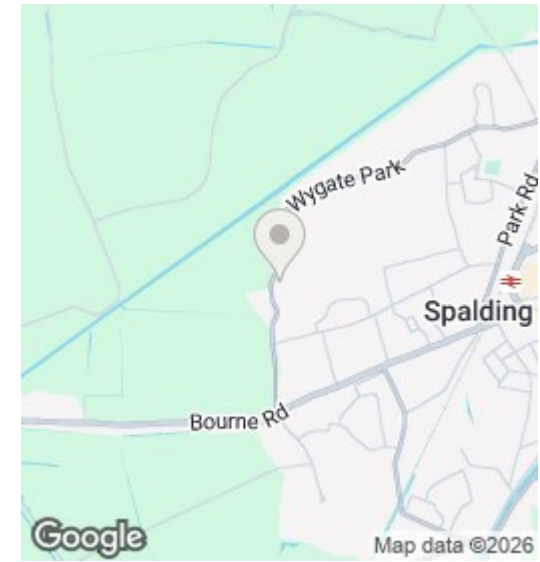
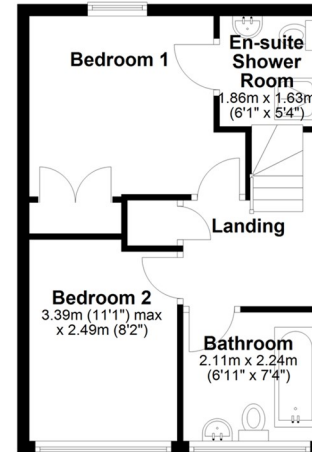



Total area: approx. 65.6 sq. metres (706.1 sq. feet)

4 Haven Walk

First Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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