

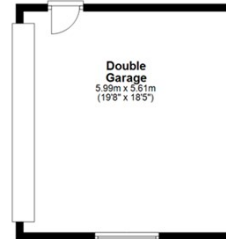
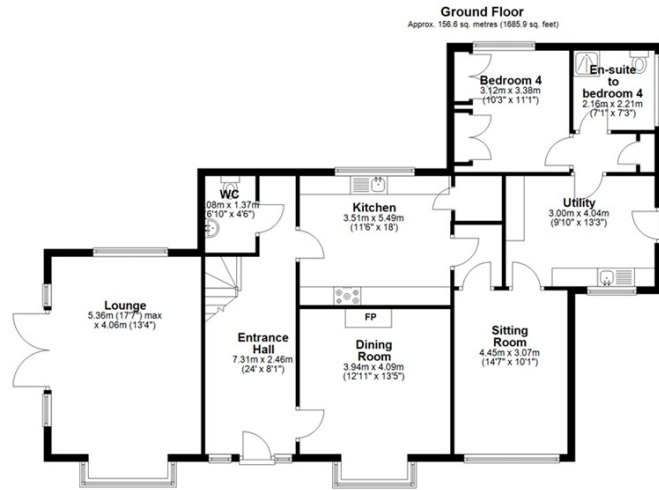


37 CLEY HALL DRIVE SPALDING, PE11 2EB

£495,000
FREEHOLD

An exceptional opportunity to acquire this substantial 1950s detached family home occupying one of Spalding's most prestigious addresses. Set well back from Cley Hall Drive behind a private driveway, this secluded residence sits within approximately two-thirds of an acre of magnificent mature gardens, offering an outstanding degree of privacy rarely found so close to the town centre. Boasting four double bedrooms, three reception rooms, a generous kitchen with utility, two en-suites, double garage and extensive parking, this distinguished home combines timeless character and generous proportions with one of the finest settings in Spalding. Properties of this calibre on Cley Hall Drive seldom come to the market.





Total area: approx. 228.8 sq. metres (2462.9 sq. feet)
37 Cley Hall Drive



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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