



25 PEARL COURT

SPALDING, PE12 7LS

£129,950
FREEHOLD

Sedge Estate Agents are delighted to offer this chain-free link-detached bungalow. Situated within a popular and well-established residential location, this well-presented one-bedroom bungalow offers comfortable, low-maintenance living—ideal for first-time buyers, downsizers, or investors alike. Offered to the market with allocated parking and no onward chain, this is a fantastic opportunity for a straightforward and speedy purchase.



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- Link-detached bungalow • One double bedroom • Lounge with access to conservatory • Modern Bathroom • Enclosed rear garden • Allocated parking space • uPVC double glazing & gas central heating • Sought-after residential location • No onward chain



Summary

Accommodation

The property is entered via a welcoming Entrance Hall, complete with a useful storage cupboard, leading through to the main living spaces.

The Lounge (3.35m x 4.37m) is a bright and inviting room, featuring sliding doors that open directly into the conservatory, creating a seamless flow of natural light and additional living space.

The Conservatory provides a pleasant area to relax and enjoy views over the garden, with sliding doors offering direct access outside.

The Kitchen (2.00m x 0.84m) is positioned to the front of the property and offers practical storage along with space for essential appliances.

The Bedroom (3.56m x 3.40m) is a generous double room located to the rear, benefiting from built-in storage and a peaceful outlook over the garden.

Completing the accommodation is a modern bathroom.

Outside

Externally, the property continues to impress with a front garden laid to lawn, alongside a pathway leading

to the entrance and continuing to the side for gated access to the rear.

The rear garden is low-maintenance mainly gravel with patio area—perfect for enjoying outdoor space with minimal upkeep.

The property also benefits from an allocated parking space, along with additional visitor parking.

Key Features

Link-detached bungalow

One double bedroom

Lounge with access to conservatory

Refitted shower room

Enclosed rear garden

Allocated parking space

uPVC double glazing & gas central heating

Sought-after residential location

No onward chain

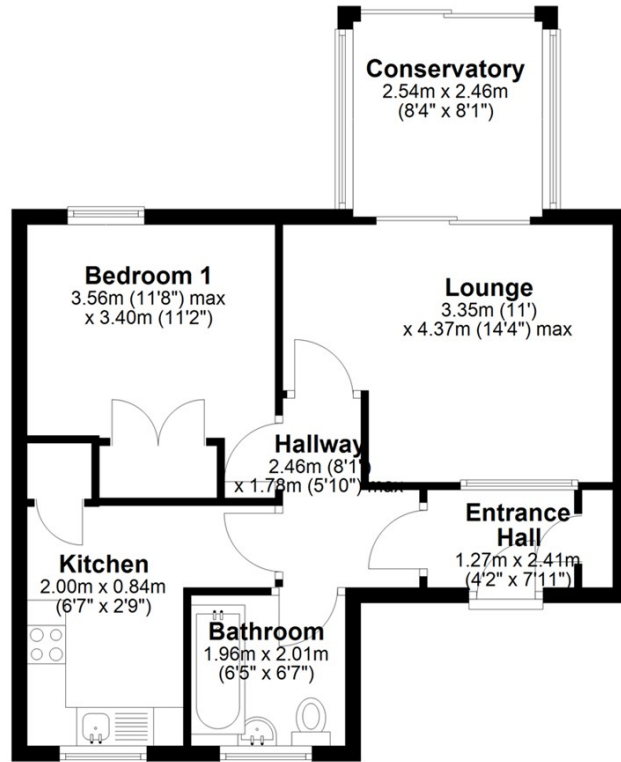
Early viewing is highly recommended – we hold the keys, so contact Sedge Estate Agents today to arrange your viewing.

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Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



Total area: approx. 51.6 sq. metres (555.3 sq. feet)
25 Pearl Court



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	
(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

