



**FITZJOHN**  
SALES & LETTINGS

76 Central Avenue,  
Dogsthorpe, Peterborough,  
, PE1 4LH

Tel 01733 921700  
info@fitzjohnstateagents.com  
www.fitzjohnstateagents.com



## 7 Lapwing Gate Spalding PE11 7AB

£235,000



A modern detached well presented home built by Seagate Homes in the Market Town location of Spalding. Only a year old and benefiting from NHBC warranty, solar panels, three bedrooms, en suite to master, modern kitchen with integrated appliances, family bathroom and downstairs cloakroom. Outside a good sized landscaped garden can be found to the rear. A block paved driveway to the side provides off road parking for two vehicles with space for a single garage. \*\*\* IDEAL FIRST TIME BUY \*\*\*



Entrance Hall

Lounge 5.06m (16'7") x 3.05m (10')

Cloakroom

Kitchen/Dining Room 5.08m (16'8") x 3.67m (12'1")

First Floor Landing

Family Bathroom

Bedroom 1 2.91m (9'7") x 2.67m (8'9")

En-suite

Bedroom 2 3.05m (10') x 2.89m (9'6")

Bedroom 3 3.07m (10'1") max x 2.28m (7'6")

### OUTSIDE

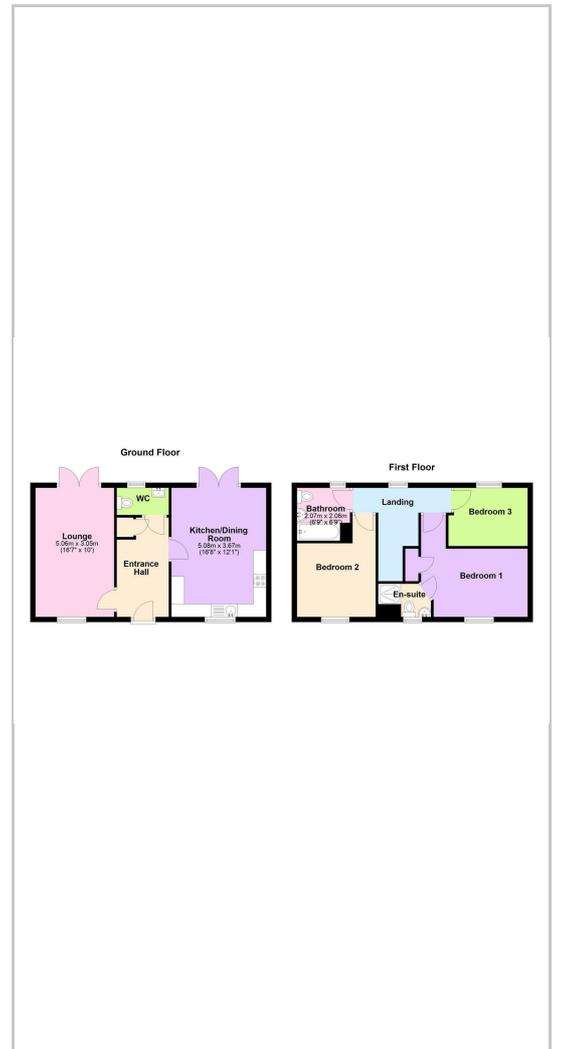
Landscaped garden to rear with panelled fencing, laid to lawn and patio seating area. A block paved driveway to side provides off road parking for two vehicles with space for a garage.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

### Area Map



### Floor Plans



### Energy Efficiency Graph

