



## 63 TOWN DAM LANE SPALDING, PE11 4TR

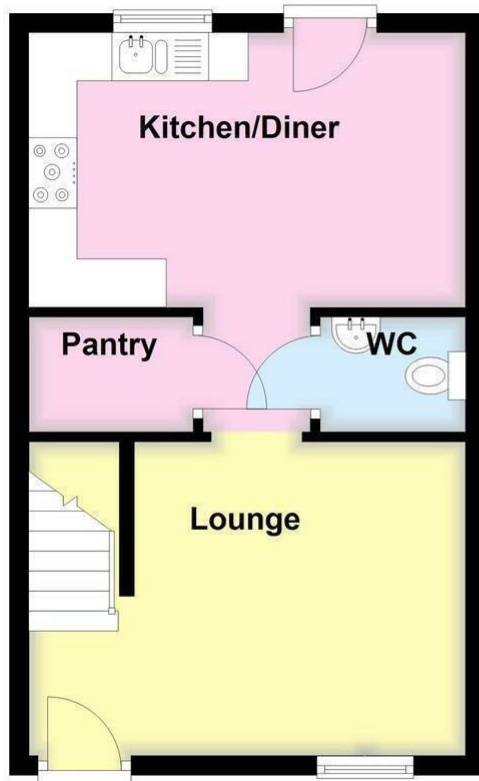
£130,000  
FREEHOLD

A modern, chain-free semi-detached home located close to Donington village centre and the primary school, ideal for first time buyers. The property has been freshly painted throughout with all carpets removed, offering a blank canvas for new owners to personalise. The accommodation includes a lounge, spacious kitchen diner, ground floor cloakroom, two double bedrooms and a family bathroom. Externally, there is an enclosed rear garden with decked seating areas and off-road parking for two vehicles on a tandem driveway. The property is marketed by Sedge Estate Agents.



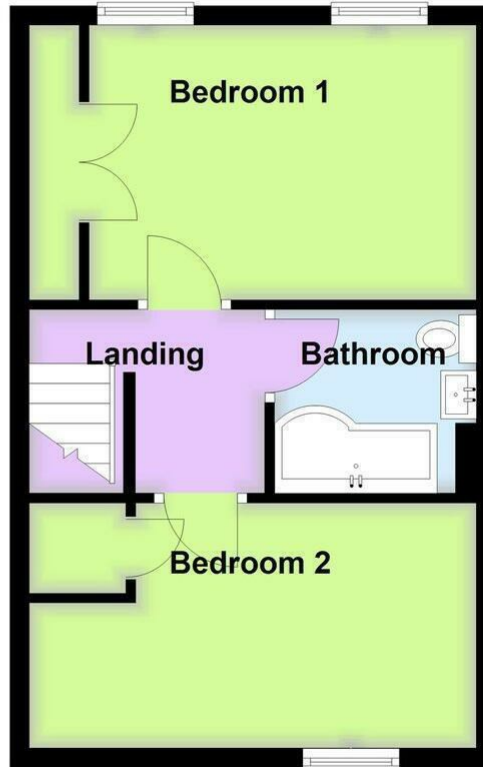
### Ground Floor

Approx. 33.9 sq. metres (364.4 sq. feet)



### First Floor

Approx. 34.6 sq. metres (372.5 sq. feet)



Total area: approx. 68.5 sq. metres (736.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(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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