



**36 AINTREE DRIVE  
SPALDING, PE11 3BS**

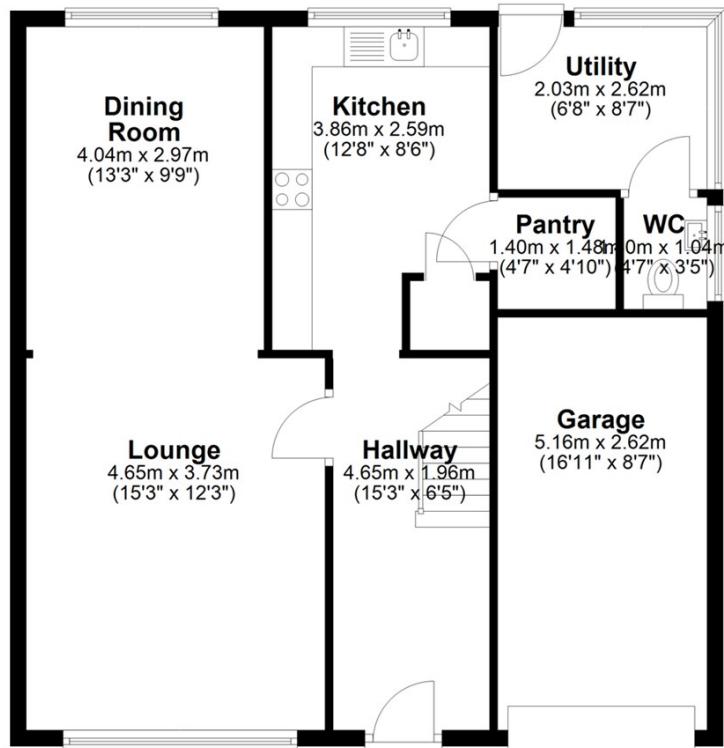
**£285,000  
FREEHOLD**

Stunning THREE BEDROOM DETACHED family home in a popular Spalding location – completely redecorated throughout and looking AMAZING! Recently renovated to exceptional standard with a luxurious shower room, modern open-plan living/dining, fitted kitchen, utility & downstairs WC. South-facing rear garden transformed with large patio, grassed lawn & raised flower beds – private and ideal for extension (STPP). Ample driveway parking + single garage. Viewings essential – don't miss this turn-key gem!

**SEDGE**

## Ground Floor

Approx. 73.7 sq. metres (793.8 sq. feet)



Total area: approx. 123.1 sq. metres (1325.0 sq. feet)

**36 Aintree**



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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