



## 38 SALTERN DRIVE

SPALDING, PE11 1UQ

**£230,000**  
FREEHOLD

This well-presented three-bedroom semi-detached home is situated in a popular residential area and offers comfortable, modern living ideal for first-time buyers or growing families. The property benefits from newly installed tiled flooring throughout the ground floor with underfloor heating, a spacious kitchen diner, utility room and cloakroom. Upstairs features a main bedroom with fitted wardrobes and en-suite, two further bedrooms and a family bathroom. Outside, there is a fully enclosed rear garden with patio area, along with a single garage and off-road parking.

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- Three-bedroom semi-detached property
- Popular residential location
- Tiled ground floor with underfloor heating
- Spacious living room with garden access
- Modern kitchen diner with integrated appliances
- Utility room and ground floor cloakroom
- Main bedroom with en-suite and fitted wardrobes
- Fully enclosed rear garden with patio
- Single garage with gated access
- Off-road parking available



## Summary

An attractive three-bedroom semi-detached property located within a popular residential area, offering a single garage, off-road parking, and a fully enclosed rear garden. The property has been enhanced with recently replaced tiled flooring across the entire ground floor, complete with underfloor heating, providing a modern finish and added comfort.

The accommodation briefly comprises an entrance hallway leading to a spacious living room and a well-appointed kitchen diner. Further ground floor features include a utility area and a convenient cloakroom. To the first floor, the property offers a generous main bedroom with fitted wardrobes and en-suite facilities, two additional bedrooms, and a family bathroom.

Externally, the rear garden is fully enclosed and features a patio seating area ideal for entertaining, with the remainder laid to lawn. Gated access leads directly to the single garage and driveway.

Early viewing is highly recommended—call today to arrange your appointment.

## Accommodation

### Entrance Hallway

Front entrance door, radiator, telephone point, and staircase rising to the first-floor landing.

Living Room – 4.7m x 3.0m (15'5" x 9'10") UPVC window to the front aspect and patio doors opening onto the rear garden. Radiators, television point, and tiled flooring with underfloor heating.

Kitchen Diner – 4.7m x 2.9m (15'5" x 9'6") UPVC windows to the front and side aspects. Fitted with matching base and wall units with work surfaces over, stainless steel sink with mixer tap, gas hob with extractor, oven, boiler, and integrated dishwasher and fridge freezer. Spot lighting, radiators, and tiled flooring with underfloor heating.

Utility Room – 1.6m x 1.5m (5'2" x 4'11") Worktop with units beneath, integrated washing machine, radiator, under-stairs storage cupboard, extractor fan, and tiled flooring with underfloor heating.

### Cloakroom

Low-level WC, wash hand basin with tiled splashback, radiator, extractor fan, and tiled flooring with underfloor heating.

### Landing

Radiator, loft access, and airing cupboard.

Bedroom One – 4.7m x 3.0m (15'5" x 9'10")

UPVC window to the front elevation, radiator, built-in wardrobes, television point, and telephone point.

### En-Suite

Double shower cubicle, low-level WC, wash hand basin, partially tiled walls,

radiator, extractor fan, and vinyl flooring.

Bedroom Two – 3.0m x 2.6m (9'10" x 8'6") UPVC window to the front elevation and radiator.

Bedroom Three – 3.0m x 2.0m max (9'10" x 6'6" max) UPVC window to the side elevation and radiator.

Bathroom – 2.0m x 1.7m (6'6" x 5'6") UPVC window to the front elevation, partially tiled walls, bath with shower over, wash hand basin, low-level WC, radiator, spot lighting, extractor fan, and vinyl flooring.

## Outside

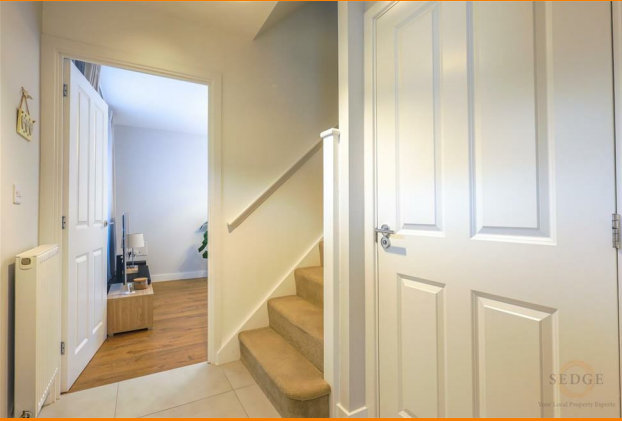
### Single Garage

Single garage with up-and-over door and parking space directly in front.

### Garden

Fully enclosed rear garden with gated access to the garage and driveway. Patio area ideal for seating and entertaining, with the remainder laid to lawn.

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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

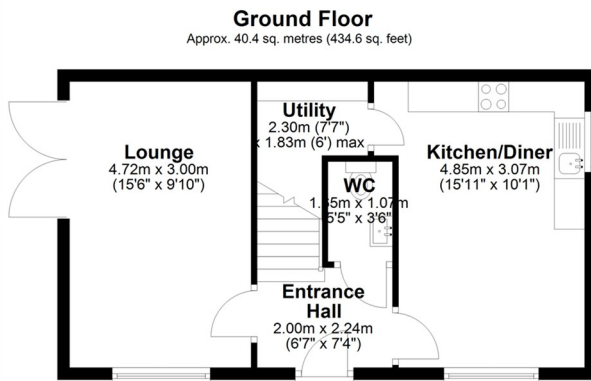
**Council Tax** – Band B

**Viewings** – By Appointment Only

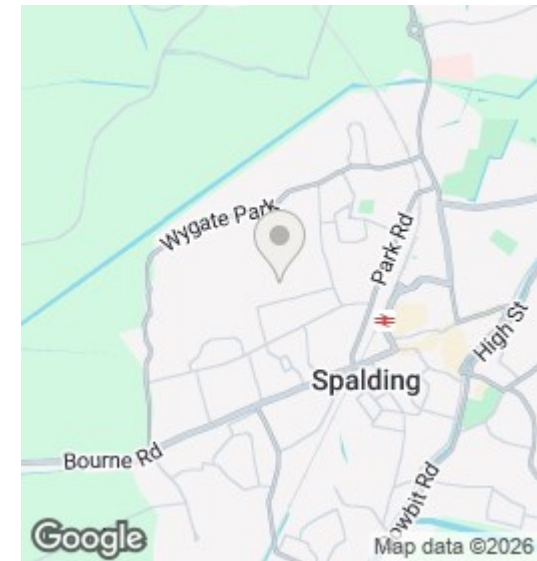
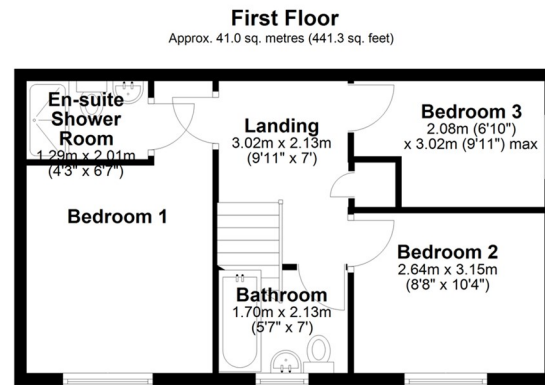
**Floor Area** – sq ft

**Tenure** – Freehold





Total area: approx. 81.4 sq. metres (875.8 sq. feet)  
**38 Saltern**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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