



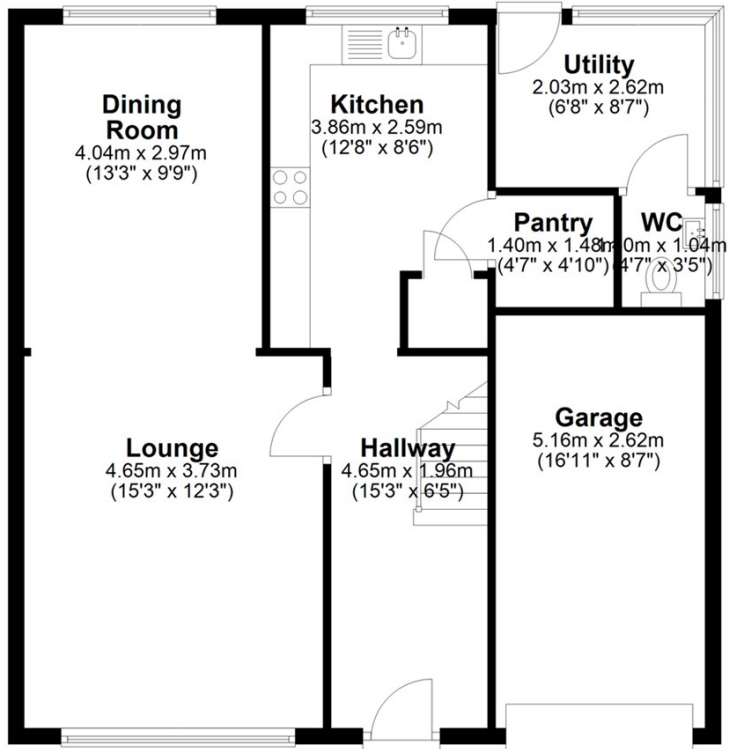
**36 AINTREE DRIVE**  
**SPALDING, PE11 3BS**

**£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!



**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) <b>A</b>		
(81-91) <b>B</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		
<b>England &amp; Wales</b>	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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