

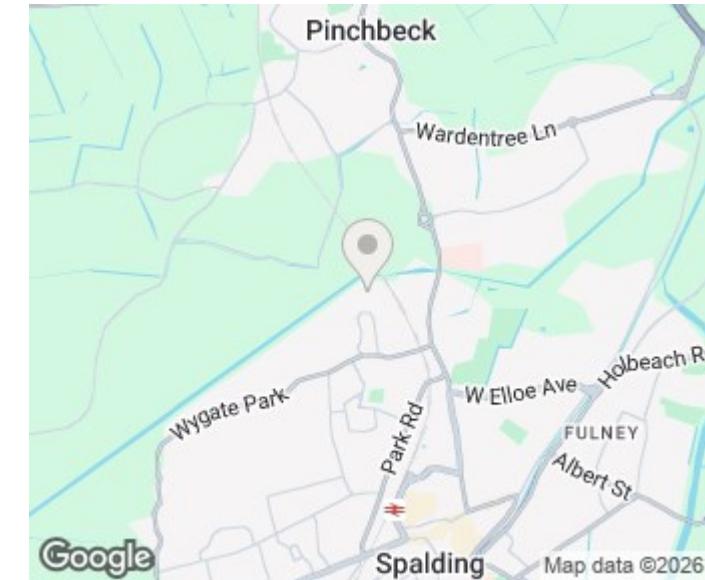
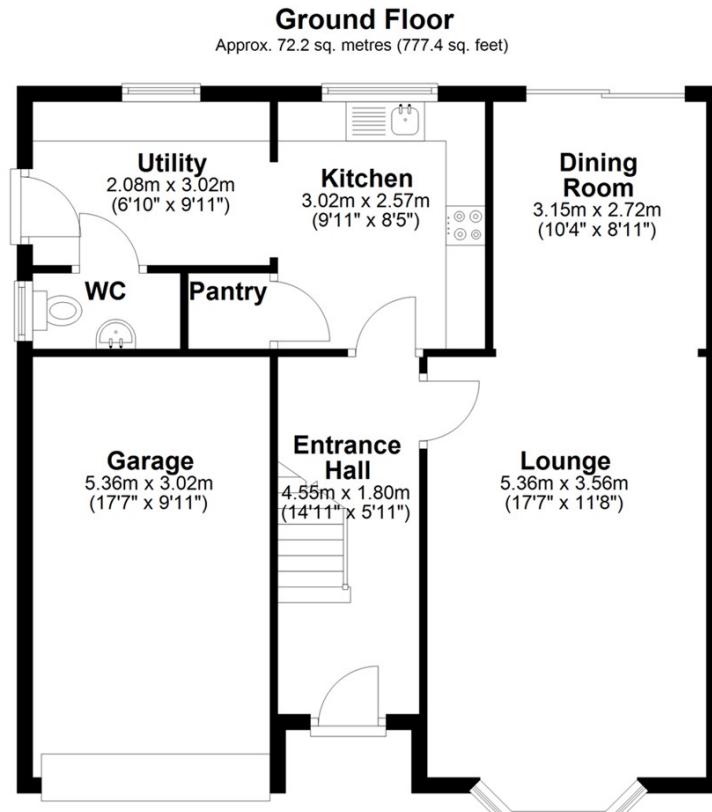


17 BAXTER GARDENS SPALDING, PE11 3YL

**£320,000
FREEHOLD**

A spacious 4-bedroom detached family home located in a quiet street in Spalding, close to local amenities and schools. The property offers a lounge, dining room, modern kitchen with pantry and utility, and a ground floor WC. Upstairs features four bedrooms including a principal with en suite, plus a family bathroom. Outside, there is ample off-road parking, a garage, and a fully enclosed, private rear garden.





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	66	
(1-20) G		75
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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