

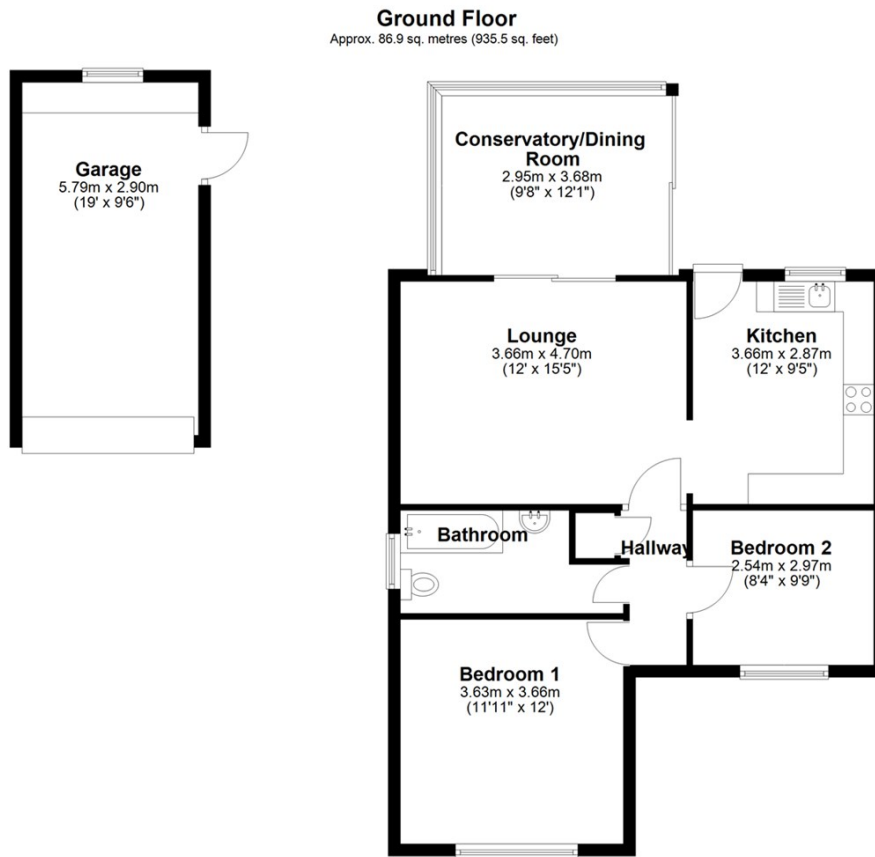


## 12 WESTERLY WAY SPALDING, PE11 3FH

**£215,000**  
**FREEHOLD**

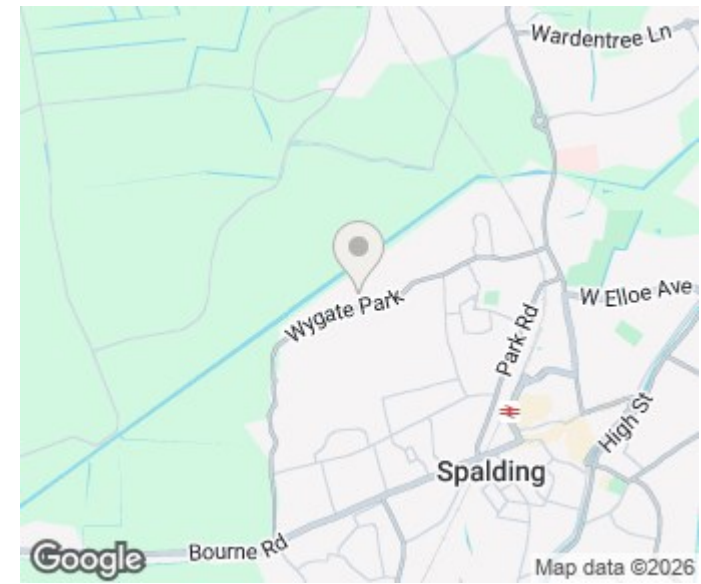
Step inside this stunning bungalow and you'll immediately appreciate the care and attention that has gone into creating a truly move-in ready home. Recently redecorated throughout, it boasts a brand new kitchen, a stylish new bathroom with bath, and a welcoming lounge with feature log-burning fireplace – perfect for cosy evenings. The addition of a bright conservatory/dining room overlooking the garden adds versatile living space, making this home ideal for modern lifestyles. With a low-maintenance garden, garage, and driveway parking, this property offers comfort, convenience, and charm in equal measure – an opportunity not to be missed.





**Ground Floor**  
Approx. 86.9 sq. metres (935.5 sq. feet)

Total area: approx. 86.9 sq. metres (935.5 sq. feet)  
**12 Westerley Way**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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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