

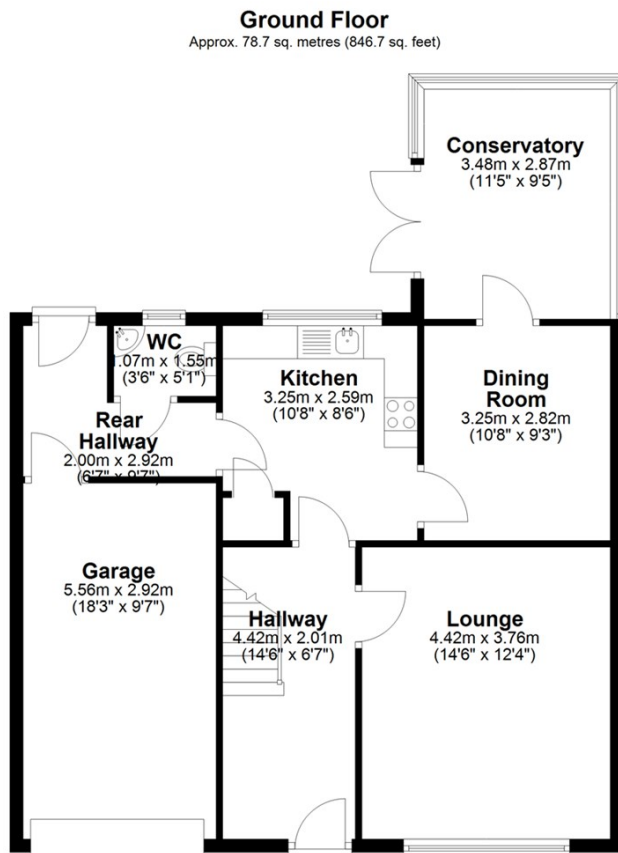


5 MEADOW WAY SPALDING, PE11 3SH

£235,000
FREEHOLD

Sedge Estate Agents are delighted to present this well-proportioned three-bedroom link-detached home, tucked away on a private driveway in a popular residential location within walking distance of Spalding town centre. Offering versatile living space including a lounge, dining room, conservatory and fitted kitchen, along with a ground floor cloakroom, the property is ideal for family living. Upstairs features three bedrooms, including a principal bedroom with en suite, and a family bathroom. Further benefits include off-road parking, a single garage and an enclosed rear garden.





Total area: approx. 125.1 sq. metres (1346.4 sq. feet)
5 Meadow Way



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 67 | |
| (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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