



Clay Lake  
Spalding  
Lincolnshire  
PE11 2QG

Offers In Excess Of £239,000

bettermove



# Clay Lake Spalding

Bettermove are proud to present this 3 bedroom detached bungalow in Spalding available with no forward chain.

The property is vacant and available for immediate possession.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, utility room, 3 bedrooms and the family bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Spalding, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A16, A151 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

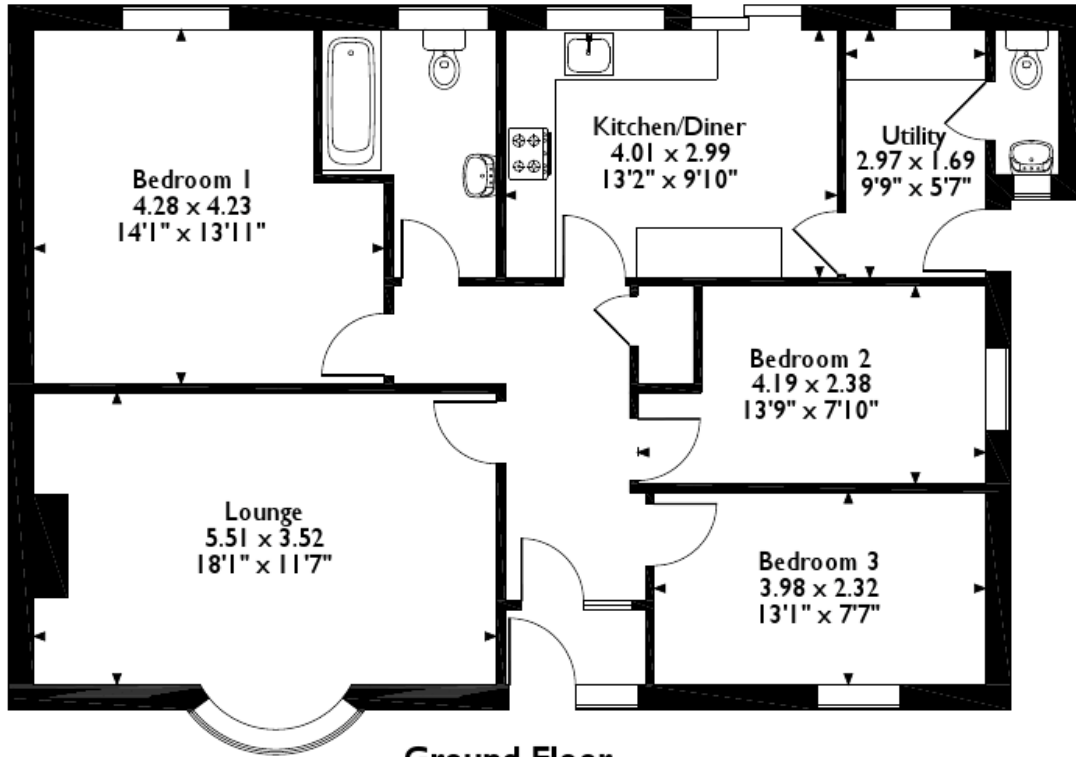
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.




Clay Lake, Spalding, Lincolnshire  
 Approximate Gross Internal Area  
 92 Sq M/990 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 





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