



38 HOLBEACH ROAD

SPALDING, PE11 2HQ

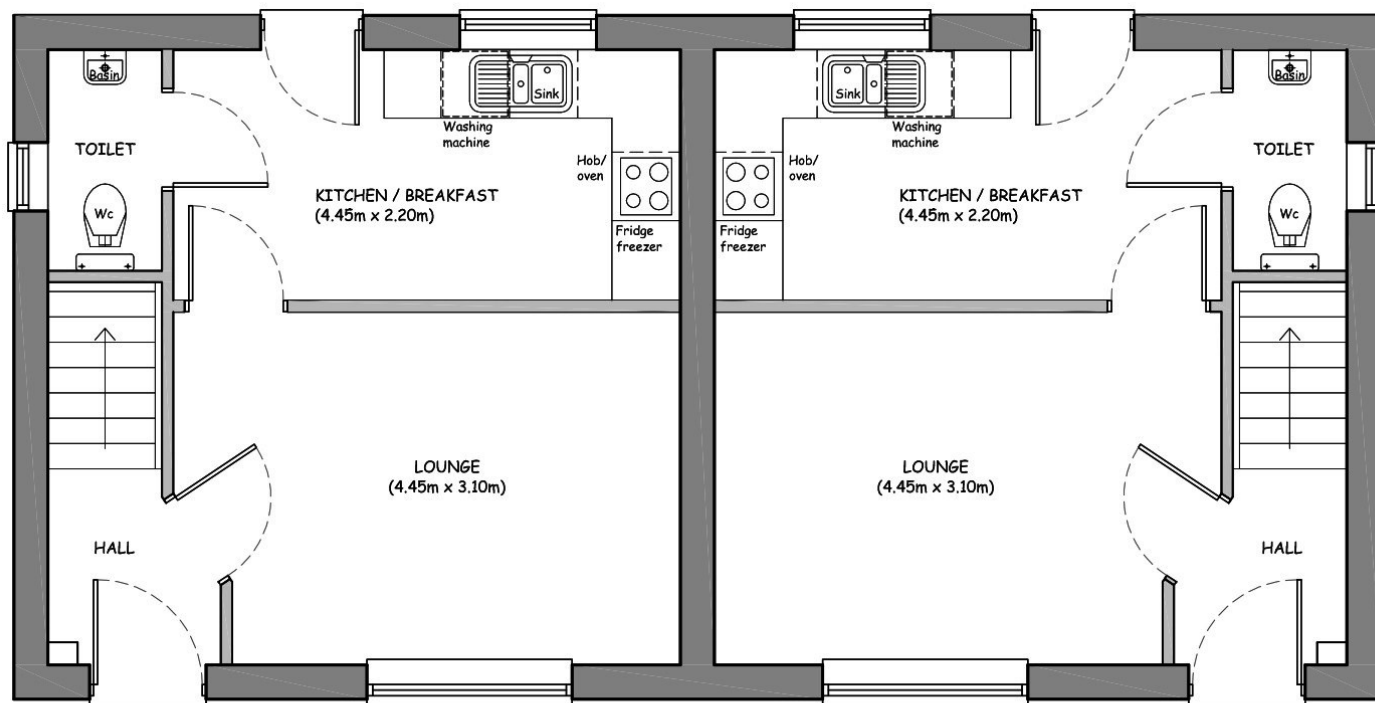
£140,000
FREEHOLD

Nestled on Holbeach Road in the charming town of Spalding, this delightful semi-detached house presents an excellent opportunity for those seeking a modern living space. The property boasts contemporary design and the latest amenities, ensuring a comfortable and stylish home.

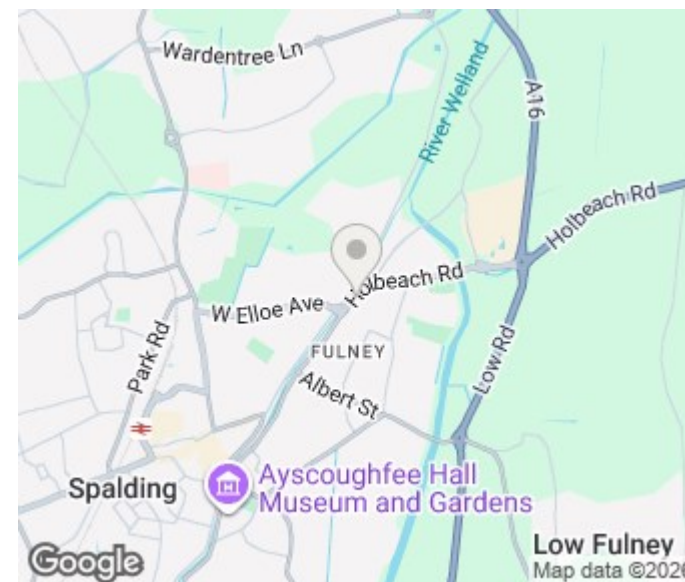
The residence features a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings in. With two inviting bedrooms, this home is ideal for small families, couples, or individuals looking for extra space. The bathroom is thoughtfully designed, providing a relaxing retreat.

One of the key advantages of this property is the convenient parking available for one vehicle, making it easy for residents and visitors alike. The location on Holbeach Road offers a pleasant environment, with local amenities and transport links within easy reach, enhancing the overall appeal of this lovely home.





GROUND FLOOR PLAN 1:50



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	81	
(69-80) C		
(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

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

