



## 122 WINSOVER ROAD SPALDING, PE11 1HE

**£280,000  
FREEHOLD**

INVESTORS – EXCITING DEVELOPMENT OPPORTUNITY NEAR SPALDING TOWN CENTRE

Winsover Road, Spalding | PE11 1HE | Freehold | EPC Rating: G | Council Tax Band: D

A rare and substantial opportunity has arisen with this spacious six-bedroom detached property, ideally located within walking distance of Spalding Town Centre and Spalding Train Station. With over 3,200 sq ft of internal space, four reception rooms, three bathrooms, and generous garden space, this character-filled property is brimming with potential for redevelopment or conversion —making it an ideal project for investors.

# 122 WINSOVER ROAD

- Large 6-bedroom detached property near Spalding town centre
- Ideal for conversion into a 6/7 bedroom HMO (subject to planning)
- Four spacious reception rooms across the ground floor
- Three bathrooms including en-suite and shower rooms
- Detached garage and workshop with annex potential (STPP)
- Generous rear garden with possible plot for new dwelling (STPP)
- Side access offers independent entry to rear development
- Walking distance to Spalding Train Station and amenities
- Spread over three floors with flexible internal layout
- Freehold sale with vacant possession on completion



## Summary

### Investment Highlights:

HMO Conversion Potential: With six existing bedrooms and multiple large reception rooms, the property is well suited for conversion into a 6 or 7-bedroom HMO (House in Multiple Occupation), subject to planning permission (STPP).

Garage Development: A detached garage and workshop at the rear offer excellent potential for conversion into a self-contained annex or studio apartment, STPP.

New Dwelling Possibility: The large rear garden, combined with a private side access, could allow for the construction of an additional dwelling (STPP), adding further value to the site.

### ?? Accommodation Overview:

#### Ground Floor

Entrance Hall (7.85m x 1.83m) – Spacious and welcoming with wooden flooring, access to all reception rooms, stairs to upper floors, and a rear door.

Lounge (5.41m x 4.37m) – Bay fronted with side window, open fire and wooden flooring.

Drawing Room (4.19m x 5.64m) – Bay window to the front, excellent space for a separate living or additional bedroom.

Dining Room (5.41m x 4.37m) – Another large reception, ideal as a communal kitchen/dining area in an HMO layout.

Snug (3.51m x 3.53m) – Overlooks the rear, suitable as an office, study, or additional bedroom.

Kitchen (1.83m x 2.36m) – Fitted units and tiled floor. Scope to reconfigure and enlarge.

Downstairs Shower Room – Includes WC, wash hand basin, and blocked-off shower cubicle.

## First Floor

Bedroom One (5.41m x 4.37m) – Large double room with en-suite and feature fireplace.

En-Suite – With toilet, basin, and shower cubicle.

Bedroom Two (4.17m x 4.65m) – Generous size with fireplace; access to a large undeveloped dressing room.

Potential En-Suite/Dressing Area – Studwork in place, ready for conversion.

Bedroom Three (4.78m x 4.19m) – Double aspect with open fire.

Family Bathroom – Freestanding bath, separate shower, basin, and WC.

## Second Floor

Bedroom Four (6.65m x 2.59m) – Rear-facing double room with Velux.

Bedroom Five (4.19m x 2.64m) – With side window and Velux.

Bedroom Six (8'04 x 9'2) – Front-facing bedroom.

Lounge Area (10'8 x 8'04) – Open space ideal for communal living or an additional room.

Shower Room – WC, basin, shower cubicle.

### ?? External Features:

Front Garden – Low-maintenance frontage with pathway access.

Rear Garden – Generous and mostly laid to lawn, offering multiple development options (STPP).

Garage & Workshop – Currently accessed from the garden; excellent candidate for conversion.

Outdoor Storage Room – Additional usable space.

### ?? Location:

Positioned on Winsover Road, this property offers superb access to central Spalding, with shops, restaurants, and public transport nearby—making it highly appealing for future tenants or resale.

### ?? Additional Info:

Tenure: Freehold, vacant possession on completion

EPC: Rating G

Council Tax: Band D – SHDC

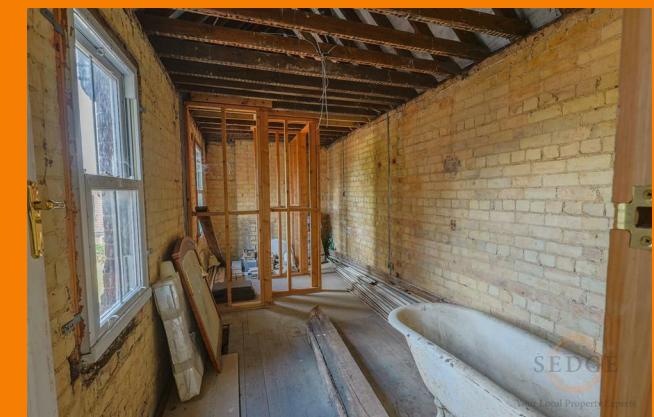
Viewings are essential to fully appreciate the scope of what's on offer here. Whether you're a seasoned developer, investor, or landlord looking to expand your portfolio, this is a prime opportunity with multiple exit strategies.

?? Contact us today to arrange a viewing or to discuss the potential in more detail.

These particulars are intended to give a fair and accurate description of the property to the best of the agent's knowledge at the time of marketing. They do not constitute part of an offer or contract.

Some properties may be subject to additional charges such as estate management charges, rentcharges, service charges, or other ongoing costs relating to communal areas or shared infrastructure. Prospective purchasers are advised to make their own enquiries and seek confirmation of all details, including tenure and any associated charges, via their solicitor prior to exchange of contracts.

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## ADDITIONAL INFORMATION

**Local Authority** – South Holland

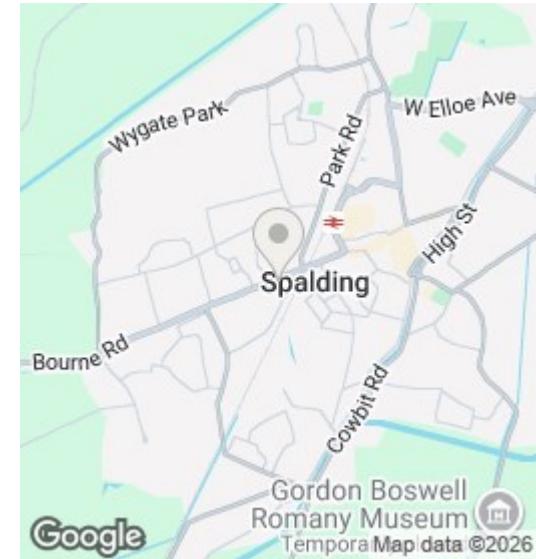
**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G	24	
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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