



3 ANFIELD ROAD

SPALDING, PE12 9GZ

£170,000

Welcome to this charming semi-detached house on Anfield Road in Long Sutton! This lovely property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With two cosy bedrooms, there's plenty of space for a small family or a couple looking for a guest room or home office.

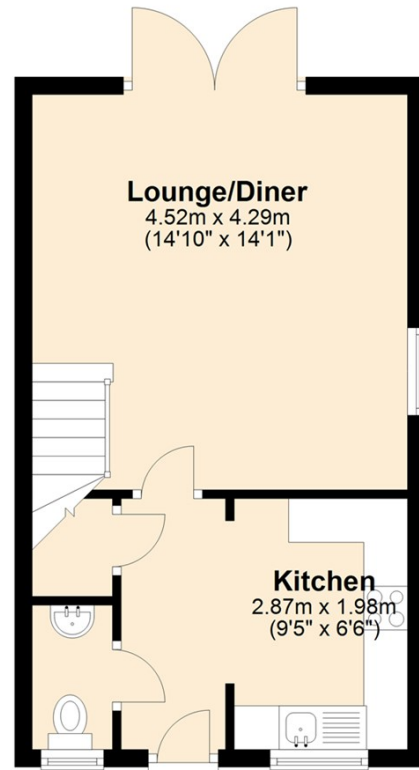
The house features a modern bathroom, ideal for unwinding after a long day. The property also includes off-road parking for two vehicles, ensuring you never have to worry about finding a parking spot after a busy day out.

With a generous 695 sq ft of living space, this home offers a comfortable and inviting atmosphere for you to make your own. The Energy Performance Certificate rating of B means you can enjoy a well-insulated and energy-efficient home, keeping you warm in the winter months.



Ground Floor

Approx. 32.2 sq. metres (346.4 sq. feet)



Total area: approx. 64.2 sq. metres (690.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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

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