



**12 PARK ROAD**  
SPALDING, PE12 9DJ

**£350,000**  
**FREEHOLD**

This well-proportioned 4-bedroom semi-detached home has been thoughtfully improved, including a newly created open-plan rear layout and modern updates such as a new kitchen and bathrooms. Offering generous and versatile living space throughout, the property still allows a buyer to add their own finishing touches with flooring and carpeting. With ample parking, a private rear garden, and direct access to Cinder Ash Park, this is an ideal family home in a convenient location close to local schools and amenities.





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 69                         | 79        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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