



## 3 GREEN LANE SPALDING, PE11 2YB

**£215,000**  
**FREEHOLD**

Green Lane, Spalding – Spacious Licensed HMO with Large Garden & Detached Garage

Sedge Estate Agents are delighted to present this substantial multi-storey seven-bedroom HMO situated on the ever-popular Green Lane in Spalding. Offering a fantastic investment opportunity, this property benefits from a large rear garden, detached garage, and all relevant HMO licensing, which can be provided upon request.

Currently, two rooms are occupied, with strong demand in the area meaning the remaining rooms could be let quickly, providing excellent income potential for landlords or portfolio investors.

# 3 GREEN LANE

- Licensed 7-bedroom HMO on sought-after Green Lane, Spalding
- Large rear garden offering excellent outdoor space or future scope
- Detached garage providing storage, parking, or workshop potential
- Two rooms already let, generating immediate income
- High demand area – remaining rooms can be filled quickly
- Spacious layout across four floors plus attic storage
- Two well-sized communal bathrooms serving upper floors
- Generous ground-floor kitchen, utility room, and communal dining space
- Mix of double and single bedrooms to suit varied tenant needs
- Licensing documentation available upon request for peace of mind



## Summary

### Accommodation

#### Ground Floor

Bedroom 1: Spacious double room with attractive bay window to the front and feature fireplace (3.51m x 3.73m)

Dining Room: Communal area with window overlooking the rear garden (3.53m x 3.78m)

Kitchen: Generous kitchen with side window and external door (4.67m x 2.49m)

Utility Room: Practical additional space (2.26m x 1.47m)

WC: Convenient ground-floor toilet (2.26m x 1.04m)

#### Porch & Storage Areas

Detached Garage: Up-and-over door with internal access

#### First Floor

Bedroom 2: Double room with rear window (3.35m x 2.49m)

Bedroom 3: Large double bedroom to front (2.97m x 4.14m)

Bedroom 4: Single/compact double room to front (3.35m x 2.21m)

Bathroom: Spacious first-floor bathroom with rear window (3.28m x 2.21m)

#### Second Floor

Bedroom 5: Front-facing bedroom (3.25m x 2.54m) plus additional adjoining area (4.08m x 1.45m)

Bedroom 6: Rear-facing double room (2.70m x 4.09m)

Bedroom 7: Further rear bedroom (3.31m x 2.41m)

Bathroom: Additional bathroom servicing upper floors (3.25m x 2.41m)

#### Third Floor

Attic Space – ideal for storage or potential future development (subject to the usual consents)

#### Outside

A real standout feature of this property is the generous rear garden, offering scope for tenant use, future landscaping, or potential expansion. The detached garage provides further storage, workshop space, or additional parking.

#### Why Buy This HMO.

Licensed HMO – documents available upon request

Seven bedrooms & two bathrooms

Large rear garden & detached garage

Two rooms already let – immediate income

High tenant demand in the area

Strong yield potential for landlords and investors

### 3 GREEN LANE





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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

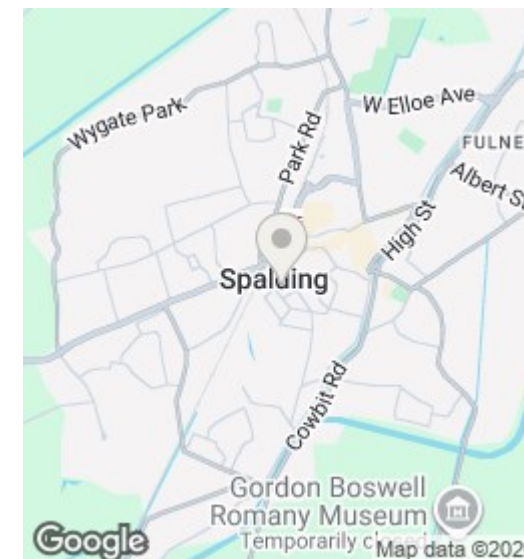
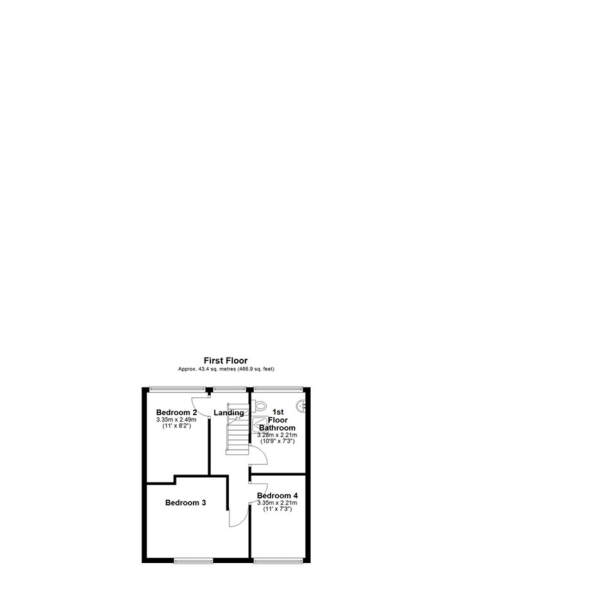
**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





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>		
(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		
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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