



## 113 LONDON ROAD

SPALDING, PE11 2TW

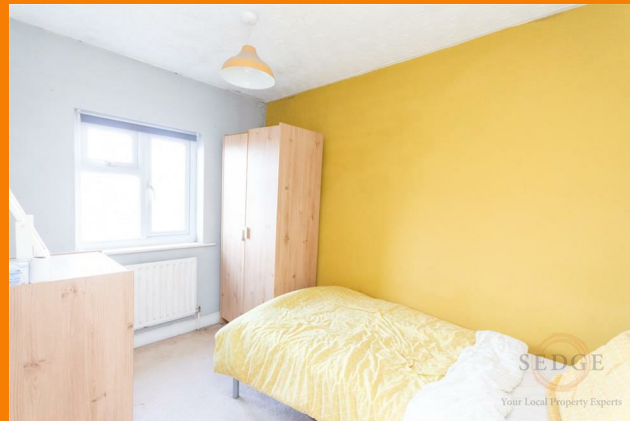
**£135,000**  
**FREEHOLD**

Located in the heart of the town centre, this charming two-bedroom home offers the perfect blend of convenience and comfort. The property features a spacious lounge and a well-proportioned kitchen/diner, ideal for entertaining or family meals. Upstairs the generous main bedroom provides plenty of space, while the second bedroom is perfect for a guest room or home office. The modern bathroom completes the accommodation. One of the standout features of this home is the surprisingly large back garden—perfect for outdoor dining, gardening, or simply unwinding in your own private space. With shops, amenities, and transport links just a short walk away, this home is an excellent opportunity for first-time buyers, downsizers, or investors alike.



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- Town Centre Location • Spacious Lounge • Kitchen/Diner • Two Bedrooms • Modern Bathroom • Generous Back Garden • Chain Free • Great Investment Opportunity • Close to Transport Links • Move-in Ready



## Lounge

Window to front, Storage cupboard, stairs, door to:

## Kitchen/Diner

Window to rear, two doors.

## Landing

## Bedroom 1

Window to front, Storage cupboard, door to:

## Bedroom 2

Window to rear, door to:

## Bathroom

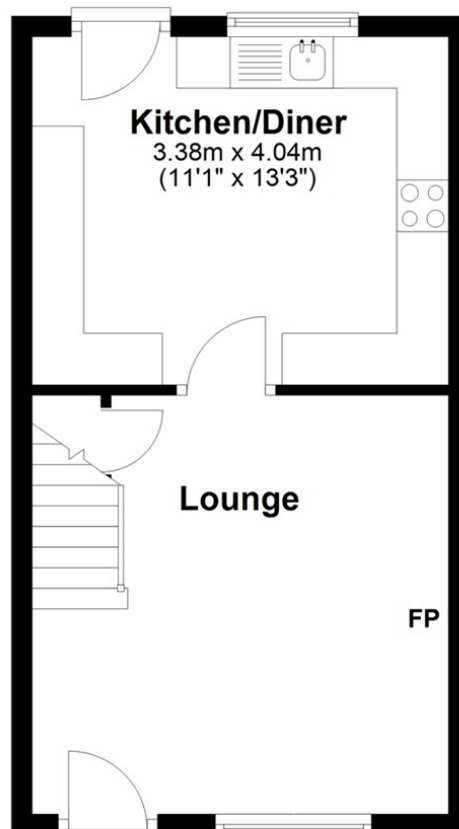
Window to rear, door to:

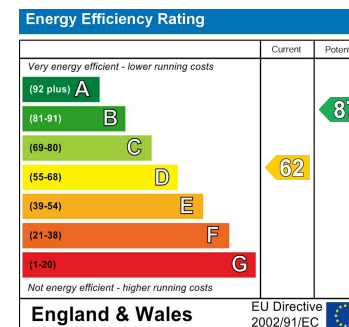
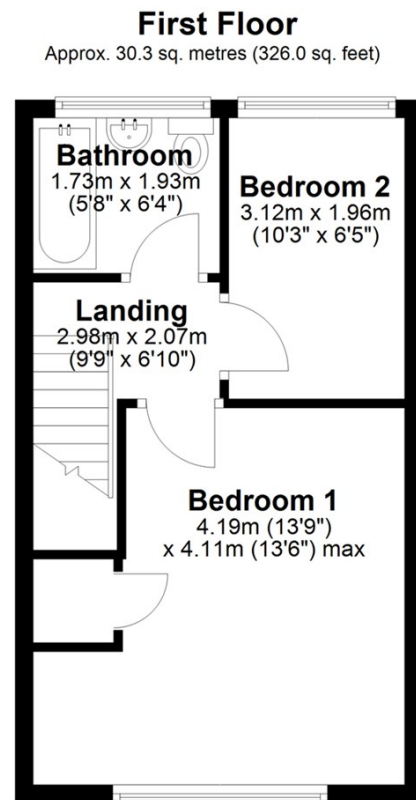


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## Ground Floor

Approx. 30.5 sq. metres (327.8 sq. feet)





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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