



## 36 PENNYGATE SPALDING, PE11 1NN

£850 PER MONTH

Nestled in the charming area of Pennygate, Spalding, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1930, the property boasts a generous living space of 872 square feet, making it an ideal home for small families or couples seeking a peaceful retreat in the heart of town.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is designed for practicality, ensuring that meal preparation is a pleasure. With two comfortable bedrooms, this property offers a restful haven for its occupants, while the bathroom is conveniently located to serve both rooms.

One of the standout features of this home is the large enclosed rear garden, which presents a wonderful opportunity for outdoor enjoyment. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind in a private space, this garden is sure to impress.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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