



## 8 EMERSON CLOSE SPALDING, PE11 3AJ

£995 PER MONTH

Nestled in the charming area of Millfield, Spalding Common, this delightful semi-detached house is a remarkable new build, completed in 2025. Offering a modern and stylish living space, this property is perfect for those seeking comfort and convenience in a tranquil setting.

The house features a well-designed layout, comprising one inviting reception room that serves as a perfect space for relaxation or entertaining guests. With two spacious bedrooms, there is ample room for a small family or for those who desire a guest room or home office. The bathroom is thoughtfully designed, providing a serene retreat for your daily routines.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a significant advantage in today's busy world. The new build status ensures that you will benefit from contemporary design and energy efficiency, making it an ideal choice for modern living.





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>		
(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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