



**34A FEN ROAD**  
**SPALDING, PE12 8QA**

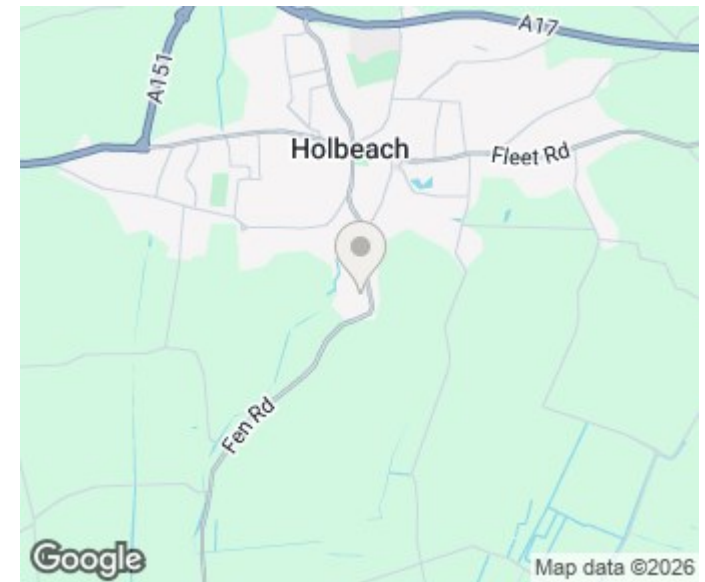
**£850 PCM**

Nestled on Fen Road in the charming town of Holbeach, Spalding, this delightful modern detached house offers a perfect blend of modern living and comfort. The property features two well-proportioned bedrooms, ideal for small families or couples seeking a tranquil retreat. The inviting reception room provides a welcoming space for relaxation and entertaining, while the contemporary bathroom ensures convenience and style.

With parking available for one vehicle, this home is both practical and accessible. Its modern status guarantees a fresh and contemporary design, making it an excellent choice for those looking to move into a property that requires no immediate renovations.

This residence is perfectly situated to enjoy the local amenities and the picturesque surroundings of Holbeach, making it a wonderful opportunity for anyone seeking a new home in this lovely area.





| 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 |                            |           |
| <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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