



## 56 STATION STREET SPALDING, PE12 7LF

**£1,025 PCM**

Nestled on Station Street in the charming town of Holbeach, Spalding, this modern semi-detached house offers a delightful living experience. The property features a spacious reception room, perfect for entertaining or relaxing with family. With three well-proportioned bedrooms, there is ample space for a growing family or guests. The house also boasts two bathrooms, ensuring convenience for all residents.

Outside, you will find parking available for one vehicle, adding to the practicality of this lovely home. This property is ideal for those seeking a contemporary living space in a friendly community. Don't miss the opportunity to make this house your home.





| 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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