

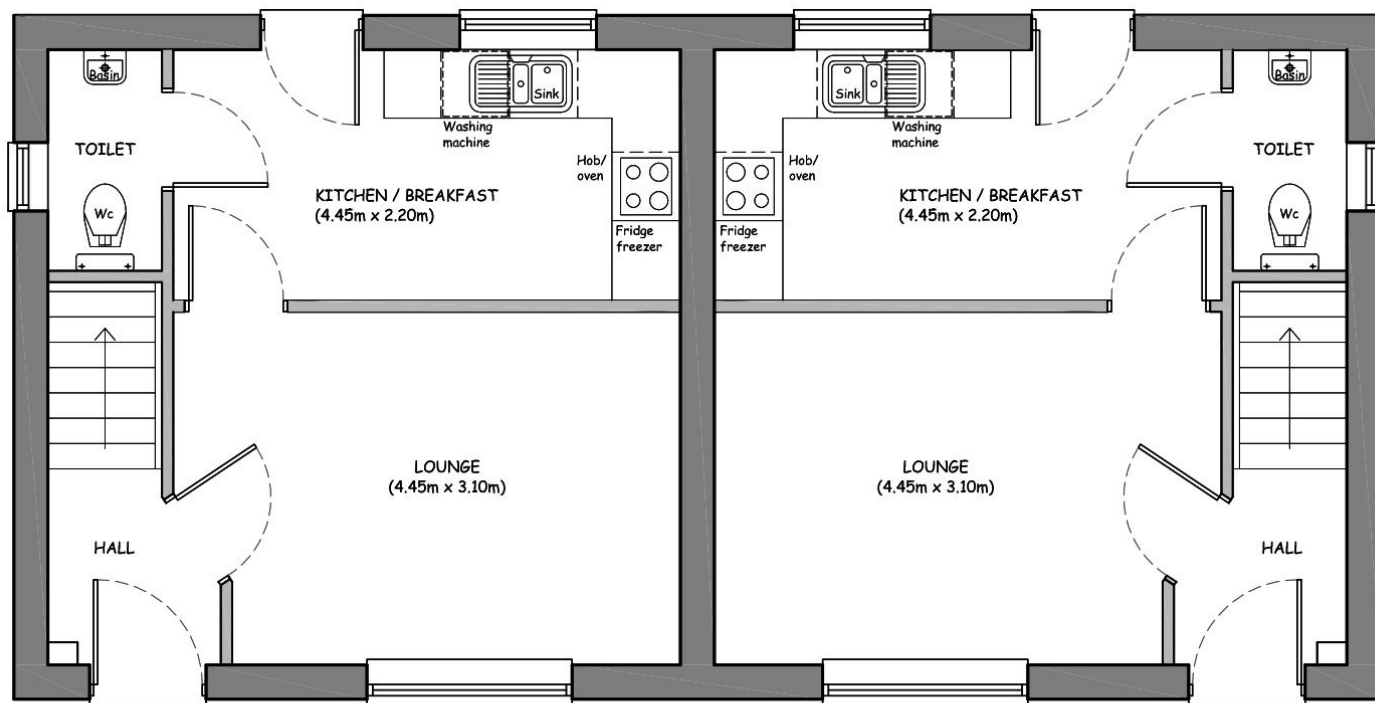


**38 HOLBEACH ROAD**  
**SPALDING, PE11 2HQ**

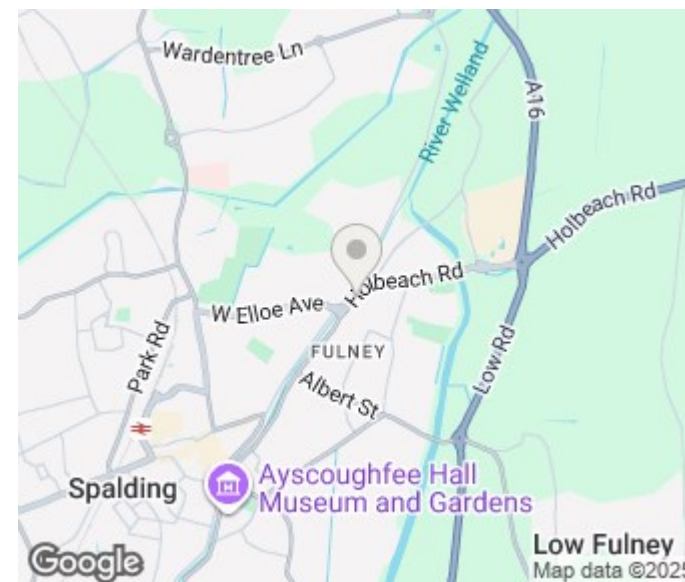
**£825 PCM**

Nestled on Holbeach Road in Spalding, this charming semi-detached house, built in 2021, offers a modern living experience. With two well-proportioned bedrooms and a stylish bathroom, this property is perfect for small families or couples. The inviting reception room provides a comfortable space for relaxation and entertaining. Additionally, the property includes parking for one vehicle, ensuring convenience for residents. This modern build property combines contemporary design with practicality, making it an ideal choice for those seeking a fresh start in a lovely area. Don't miss the opportunity to make this delightful home your own.





GROUND FLOOR PLAN 1:50



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 95        |
| (81-91) B                                   | 81                      |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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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