

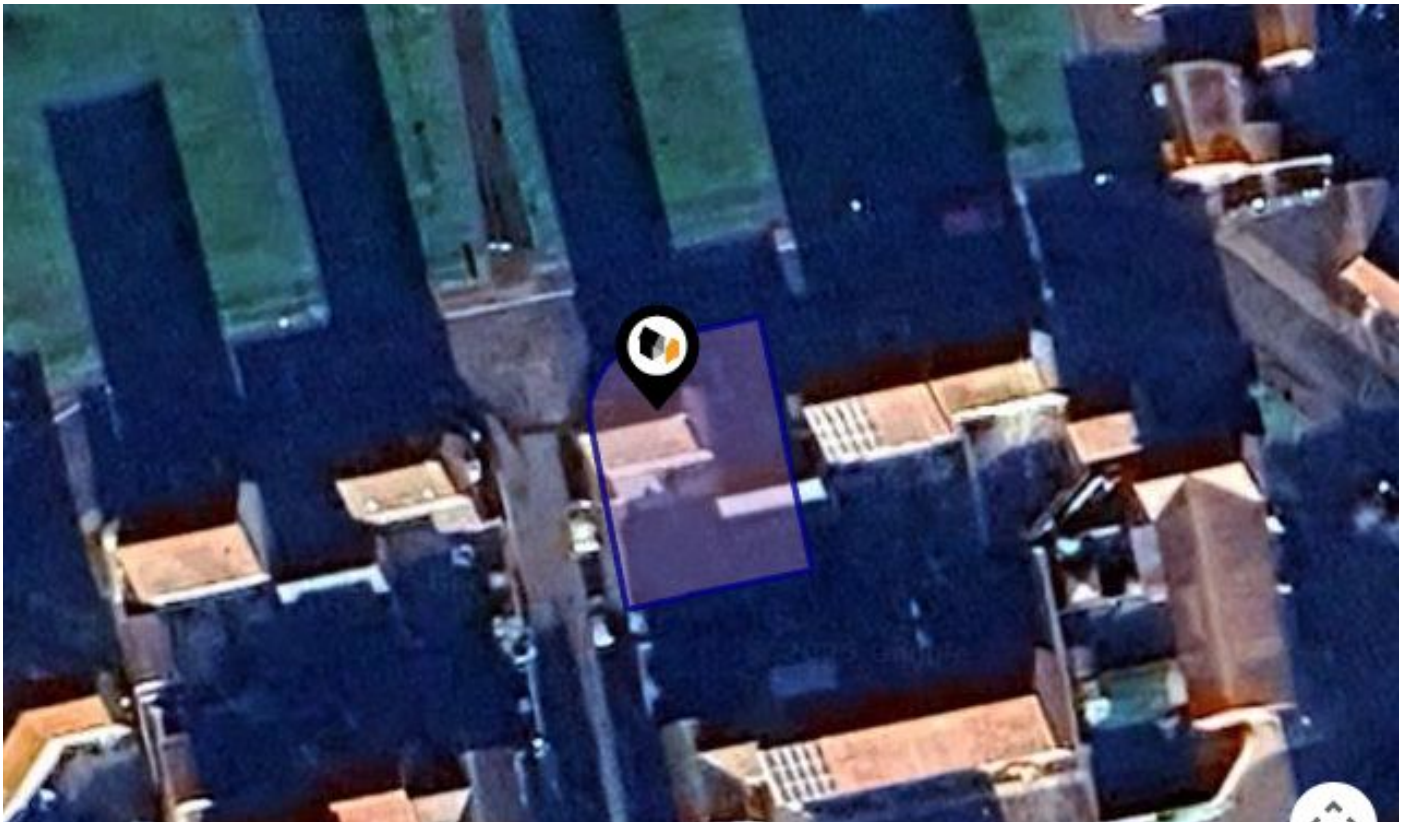


See More Online

KFB: Key Facts for Buyers

A Guide to This Property & the Local Area

Tuesday 08th July 2025



20, DERWENT WAY, SPALDING, PE11 3WX

Price Estimate : £270,000

Ellie Hinton-Bardwell Powered by eXp

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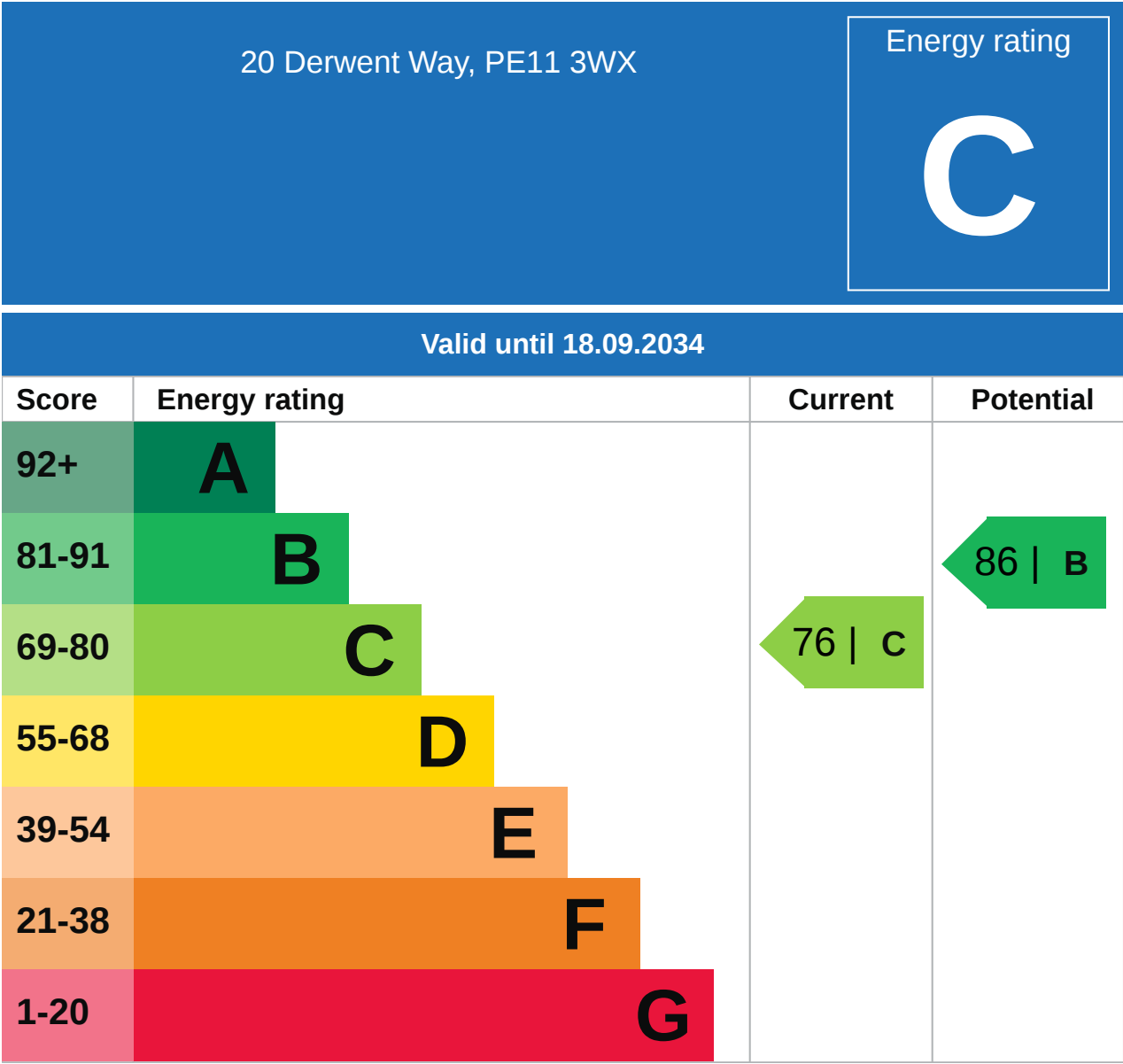
ellie.hinton-bardwell@exp.uk.com

www.elliehintonbardwell.exp.uk.com/



Property

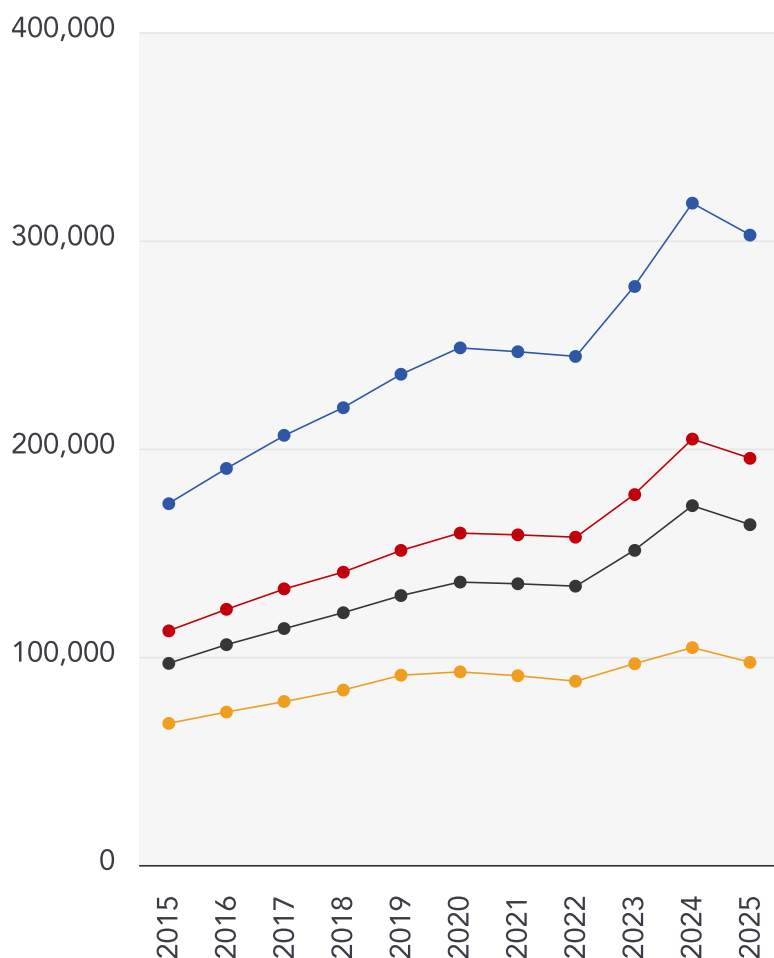
EPC - Certificate



Additional EPC Data

Property Type:	House
Build Form:	Detached
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Roof room(s), insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, insulated (assumed)
Total Floor Area:	118 m ²

10 Year History of Average House Prices by Property Type in PE11



Detached

+74.34%

Semi-Detached

+73.71%

Terraced

+68.79%

Flat

+43.15%

Market Sold in Street

Boutique Estate Agency

9, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	20/03/2025	14/01/2013
Last Sold Price:	£225,000	£142,500

22, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	01/11/2024	14/03/2014
Last Sold Price:	£187,500	£130,995

3, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	06/09/2024	14/01/2019	18/12/2015
Last Sold Price:	£210,000	£170,000	£159,995

14, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	16/12/2022	16/10/2013
Last Sold Price:	£207,000	£127,995

12, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	23/09/2022	30/09/2013
Last Sold Price:	£240,000	£157,995

21, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	10/08/2021	01/12/2017	28/11/2014
Last Sold Price:	£180,000	£170,000	£158,995

4, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	01/06/2021	07/06/2013
Last Sold Price:	£175,000	£129,995

34, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	17/12/2020
Last Sold Price:	£173,000

36, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	17/12/2020
Last Sold Price:	£204,000

38, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	25/09/2020
Last Sold Price:	£214,000

6, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	17/02/2020	07/06/2013
Last Sold Price:	£170,000	£126,345

25, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	22/11/2019	19/12/2014
Last Sold Price:	£195,000	£169,995

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street

Boutique Estate Agency

28, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	27/09/2019	30/11/2015	31/03/2014
Last Sold Price:	£165,000	£150,000	£129,715

24, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	23/08/2019	21/03/2014
Last Sold Price:	£155,000	£125,000

40, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	27/11/2018	19/11/2015
Last Sold Price:	£172,000	£168,995

26, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	14/09/2018	31/03/2014
Last Sold Price:	£180,000	£145,995

2, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	28/07/2017	31/05/2013
Last Sold Price:	£183,250	£148,000

18, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	12/07/2017	30/10/2013
Last Sold Price:	£225,000	£194,995

5, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	13/01/2017	18/12/2015
Last Sold Price:	£145,000	£137,995

42, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	27/11/2015
Last Sold Price:	£155,995

23, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	19/12/2014
Last Sold Price:	£166,995

29, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	18/12/2014
Last Sold Price:	£166,000

27, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	17/12/2014
Last Sold Price:	£169,995

31, Derwent Way, Spalding, PE11 3WX

Last Sold Date:	17/12/2014
Last Sold Price:	£178,995

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street

EMB
Boutique Estate Agency

19, Derwent Way, Spalding, PE11 3WX

Last Sold Date: 31/07/2014
Last Sold Price: £152,995

17, Derwent Way, Spalding, PE11 3WX

Last Sold Date: 29/07/2014
Last Sold Price: £164,995

15, Derwent Way, Spalding, PE11 3WX

Last Sold Date: 25/07/2014
Last Sold Price: £164,995

20, Derwent Way, Spalding, PE11 3WX

Last Sold Date: 07/03/2014
Last Sold Price: £199,995

16, Derwent Way, Spalding, PE11 3WX

Last Sold Date: 25/10/2013
Last Sold Price: £116,000

10, Derwent Way, Spalding, PE11 3WX

Last Sold Date: 27/09/2013
Last Sold Price: £156,500

8, Derwent Way, Spalding, PE11 3WX

Last Sold Date: 31/07/2013
Last Sold Price: £134,995

11, Derwent Way, Spalding, PE11 3WX

Last Sold Date: 21/12/2012
Last Sold Price: £157,995

13, Derwent Way, Spalding, PE11 3WX

Last Sold Date: 17/12/2012
Last Sold Price: £159,995

7, Derwent Way, Spalding, PE11 3WX

Last Sold Date: 09/11/2012
Last Sold Price: £151,995

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

About Us



Ellie Hinton-Bardwell Powered by eXp

My Estate Agency evolved after years of being in the industry in various roles, with various companies and compiling a list of mental notes on how I could be better. How I could offer more support, for less?

"My goal is not to have the biggest market portfolio. In fact, my goal is to have the biggest impact on people. I want you to remember me and my services long term and by doing this, I realised that I need a smaller amount of the market, offering a boutique service within the Estate Agency world where I create impactful relationships with those in the local community."

I offer a new and unique experience when it comes to selling your home. I will encourage, be your confidant and expose you to the support you never knew you needed.

I am not your average Estate Agent. Let's meet for a coffee and I'll show you why.



Ellie Hinton-Bardwell

I was born and raised in Hertfordshire before my parents discovered and fell in love with Stamford and have lived in Stamford and surrounding areas ever since. I welcomed my daughter into the world in 2021 and she has attended nursery and playgroups in Stamford.

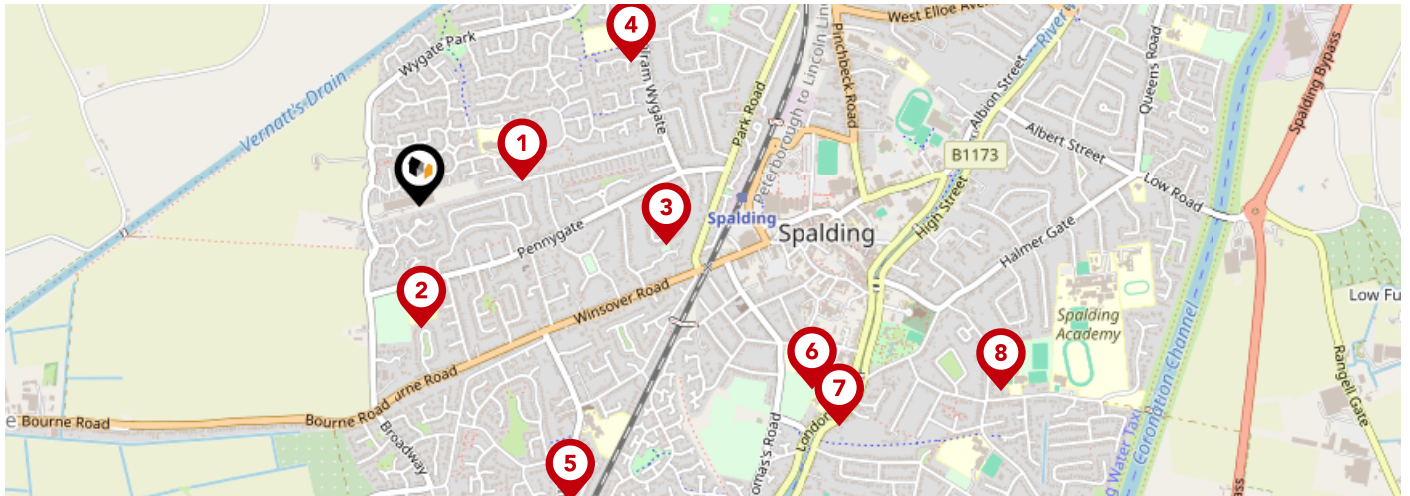
I have had various jobs in the property and childcare sector in and around Stamford and have a good network of businesses around me in the local area helping me to thrive in the Estate Agency world.

Aside from having my daughter, 2024 was the best year for me. I married my best friend in a local wedding venue, we sold our first home and purchased our family home.

Having gone through school, college, jobs, childcare and house moves in the area I feel like I can give heaps of knowledge from my own personal experience. I know what it is like to relocate to Stamford, I know what it is like to raise a child in Stamford and generally how to make people feel welcomed into the area.

I am a warm, friendly character really hoping to make a difference to peoples lives in one of the most special chapters of their life; moving home.

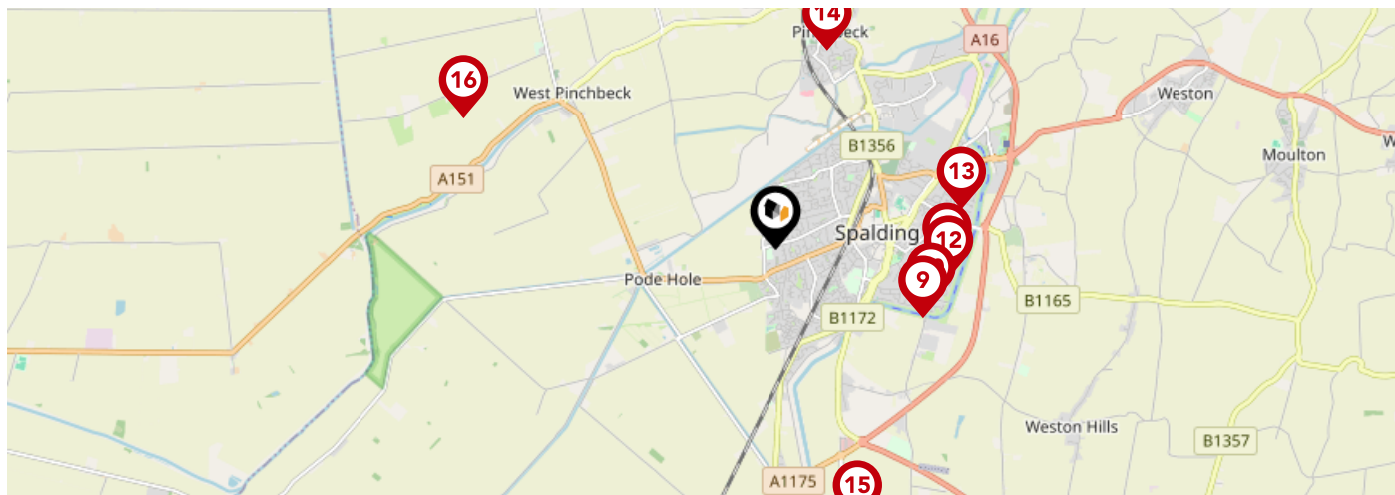
Area Schools



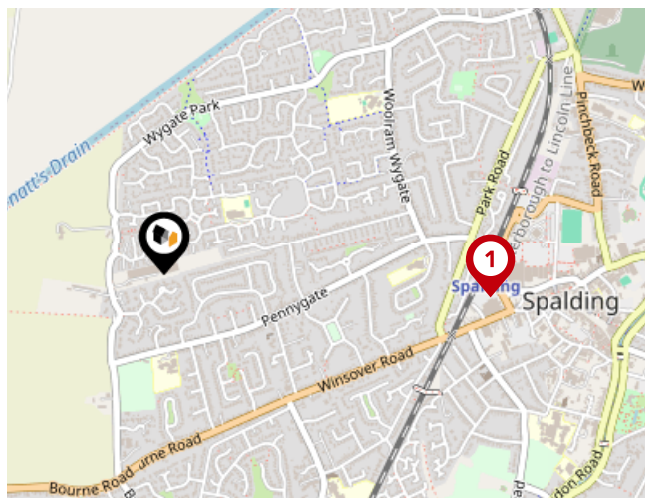
		Nursery	Primary	Secondary	College	Private
1	Wygate Park Academy Ofsted Rating: Good Pupils: 282 Distance:0.24	☐	☒	☐	☐	☐
2	Monkshouse Primary Academy Ofsted Rating: Good Pupils: 456 Distance:0.27	☐	☒	☐	☐	☐
3	St Norbert's Catholic Voluntary Academy Ofsted Rating: Outstanding Pupils: 209 Distance:0.56	☐	☒	☐	☐	☐
4	Spalding Primary Academy Ofsted Rating: Good Pupils: 416 Distance:0.57	☐	☒	☐	☐	☐
5	The Spalding St John the Baptist Church of England Primary School Ofsted Rating: Good Pupils: 430 Distance:0.74	☐	☒	☐	☐	☐
6	Spalding Grammar School Ofsted Rating: Good Pupils: 999 Distance:0.97	☐	☐	☒	☐	☐
7	Ayscoughfee Hall School Ofsted Rating: Not Rated Pupils: 131 Distance:1.06	☐	☒	☐	☐	☐
8	Spalding High School Ofsted Rating: Outstanding Pupils: 940 Distance:1.37	☐	☐	☒	☐	☐

Area Schools

Boutique Estate Agency

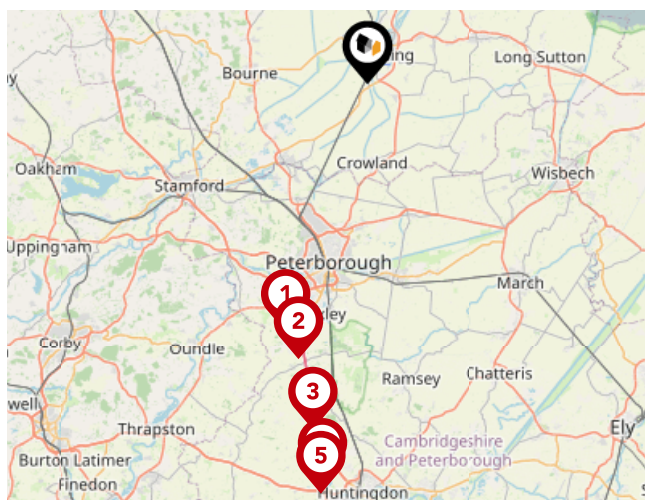


		Nursery	Primary	Secondary	College	Private
	Spalding Parish Church of England Day School Ofsted Rating: Not Rated Pupils: 534 Distance:1.46	☐	☒	☐	☐	☐
	Springwell Alternative Academy Spalding Ofsted Rating: Outstanding Pupils: 47 Distance:1.48	☐	☐	☒	☐	☐
	Tulip Academy Ofsted Rating: Outstanding Pupils: 214 Distance:1.54	☐	☐	☒	☐	☐
	Spalding Academy Ofsted Rating: Good Pupils: 1420 Distance:1.57	☐	☐	☒	☐	☐
	St Paul's Community Primary and Nursery School, Spalding Ofsted Rating: Not Rated Pupils: 232 Distance:1.71	☐	☒	☐	☐	☐
	The Pinchbeck East Church of England Primary Academy Ofsted Rating: Good Pupils: 395 Distance:1.84	☐	☒	☐	☐	☐
	The Cowbit St Mary's (Endowed) CofE Primary Ofsted Rating: Requires improvement Pupils: 76 Distance:2.57	☐	☒	☐	☐	☐
	St Bartholomews CofE Primary School Ofsted Rating: Good Pupils: 96 Distance:3.04	☐	☒	☐	☐	☐



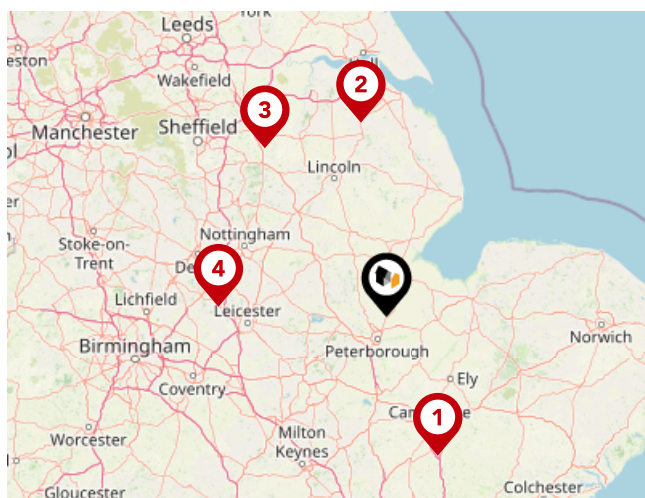
National Rail Stations

Pin	Name	Distance
	Spalding Rail Station	0.74 miles
	Swineshead Rail Station	12.48 miles
	Hubberts Bridge Rail Station	13.13 miles



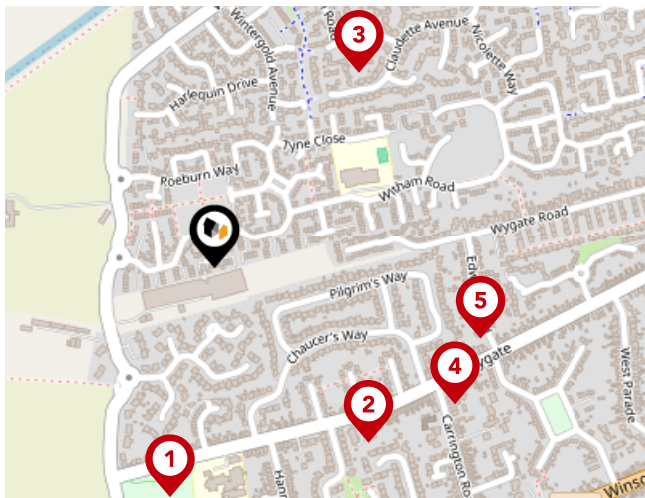
Trunk Roads/Motorways

Pin	Name	Distance
	A1(M) J17	18.82 miles
	A1(M) J16	20.43 miles
	A1(M) J15	25.22 miles
	A1(M) J14	28.81 miles
	A1(M) J13	29.76 miles



Airports/Helipads

Pin	Name	Distance
	Cambridge	42.97 miles
	Humberside Airport	55.38 miles
	Finningley	59.08 miles
	East Mids Airport	48.36 miles



Bus Stops/Stations

Pin	Name	Distance
1	Monkshouse Primary School	0.26 miles
2	Second Avenue	0.26 miles
3	Avignon Road	0.27 miles
4	Carrington Road	0.31 miles
5	Junction with Pennygate	0.31 miles

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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Valuation Office
Agency

