

Energy Efficiency Rating		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A	England & Wales	Not energy efficient - higher running costs
	B		
	C		
	D		
	E		
	F		
	G		
Current			
Proposed			

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

A map of the Spalding Common area. The River Welland flows through the center, with the A1475 crossing it. To the left, the B1173 road runs vertically, passing the Gordon Boswell Romya Museum. The Spalding Common is marked with a large 'X' and a label. The map also shows the Spalding Common and the River Welland. The map is oriented with North at the top. The map data is from 2025.

Approximate total area* 49.07 m²

Room Dimensions:

- Master Bedroom: 2.72 x 3.46 m
- Bedroom Two: 2.72 x 3.46 m
- Bathroom: 1.73 x 2.17 m
- Kitchen/Living/Dining Room: 3.93 x 5.40 m
- Entrance Porch: 0.92 x 1.64 m
- Hallway: 1.73 x 1.14 m

*Excluding balconies and terraces.

With every attempt has been made to ensure accuracy, all measurements are to approximate, not to scale. This floor plan is illustrative purposes only. Calculations were based on RICS PMS 3C standard. Please note that party and therefore may not comply with RICS PMS 3C.

Floor Plan



Spalding Common

Spalding, PE11 3AU

Nestled in the tranquil Spalding Common, this superbly presented, brand new detached bungalow offers a delightful living experience. With its modern design and thoughtful layout, this property is perfect for those seeking comfort and convenience.

Upon entering, you are welcomed by an inviting entrance porch that leads into an open plan kitchen and living area. The kitchen is fitted with a stylish range of base and eye-level units, complete with a modern electric oven, hob, and extractor fan. The wall-mounted gas combination boiler ensures efficient heating, complemented by underfloor heating throughout, providing a warm and cosy atmosphere. The luxury vinyl flooring adds a touch of elegance to the space. This charming bungalow features two generously sized double bedrooms, both fully carpeted for added comfort. The modern shower room boasts a luxurious three-piece suite, perfect for relaxation after a long day. Outside, the property is equally impressive. A gravel driveway provides ample parking for two vehicles, ensuring convenience for you and your guests. Additionally, a small side garden presents an excellent opportunity for creating a lovely patio area, ideal for outdoor entertaining or simply enjoying the fresh air. Located close to local shops, services, and amenities, this bungalow is perfectly positioned for easy access to everything you need. With no forward chain, this property is ready for you to move in and make it your own. Don't miss the chance to own this delightful home in a sought-after location.

Entrance Porch

3'0" x 5'4"

Kitchen/Living/Dining Room

12'10" x 17'8"

Hallway

5'8" x 3'8"

Master Bedroom

8'11" x 11'4"

Bathroom

5'8" x 7'1"

Bedroom Two

8'11" x 11'4"

EPC - Awaiting

Tenure - Freehold



IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Septic Tank
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 60Mbps
Mobile Coverage: EE - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL