



## 87 AND 87A SPALDING COMMON SPALDING, PE11 3AU

**£350,000**  
**FREEHOLD**

Two Stunning Homes for Sale – Spalding Common  
A Rare Opportunity to Own a Brand-New Bungalow & a Beautifully Renovated Family Home

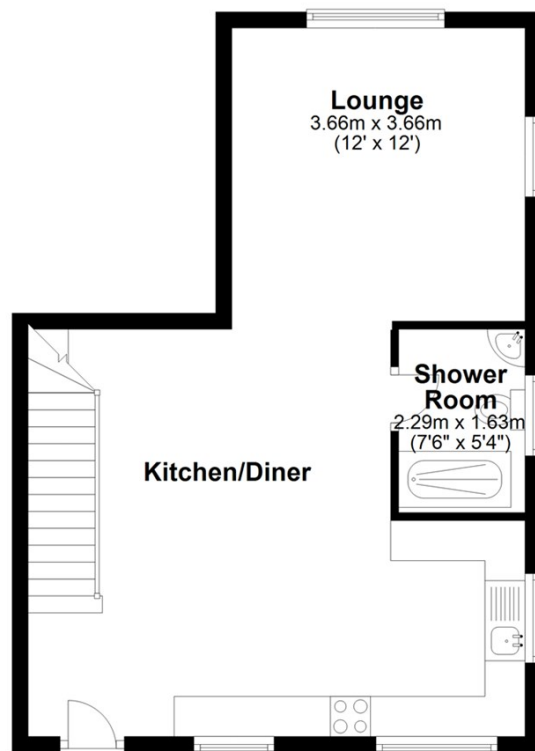
Nestled in the peaceful, semi-rural setting of Spalding Common, this unique opportunity offers not one, but two exceptional homes on a generous plot — perfect for multigenerational living, investment, or anyone seeking flexible living arrangements with modern comfort and countryside charm.

### The Brand-New Bungalow

This immaculately presented, detached bungalow is ready for its first occupants and features:



# **Ground Floor** Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 90.0 sq. metres (968.7 sq. feet)  
**87 spalding common**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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 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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