



## 40 HOLBEACH ROAD SPALDING, PE11 2HQ

£775 PCM

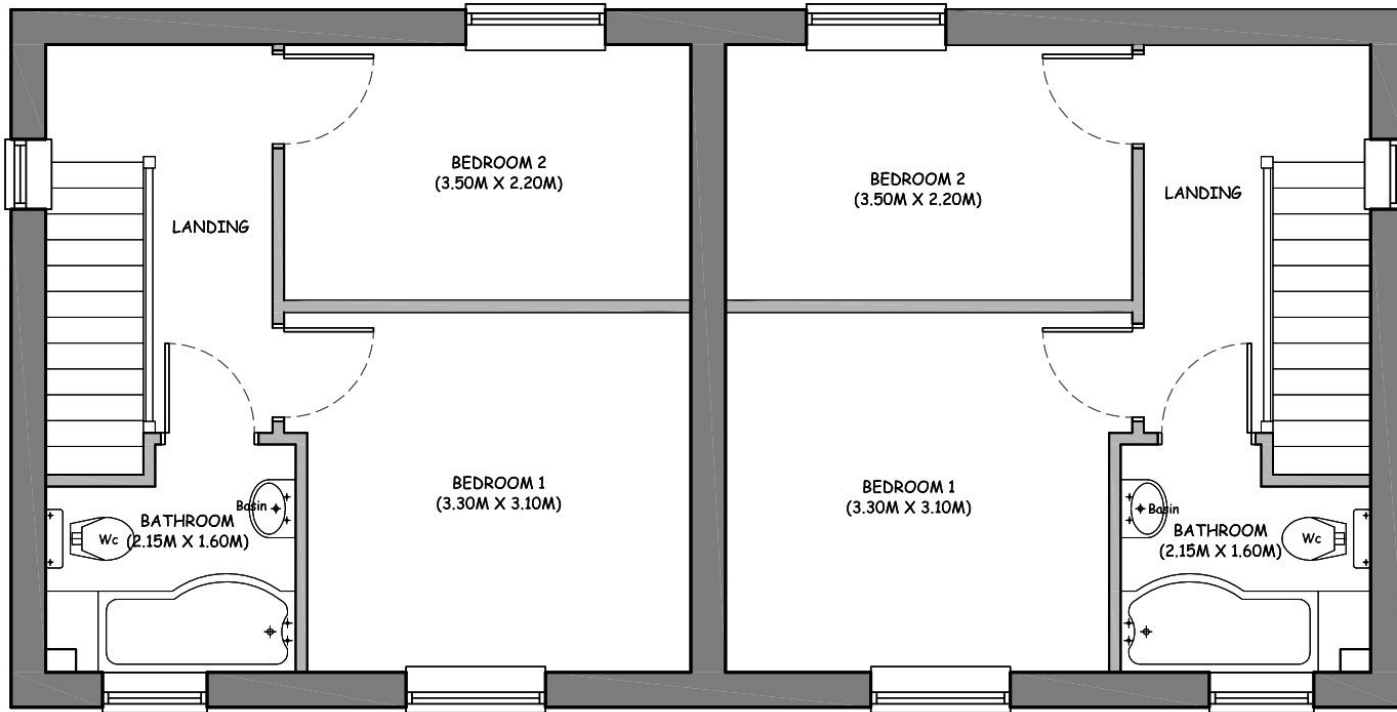
Welcome to this delightful new build property located on Holbeach Road in Spalding. This modern semi-detached house boasts a stylish interior with 1 reception room, 2 bedrooms, and 1 bathroom, perfect for a small family or professionals looking for a contemporary living space.

Situated close to the Town Centre, this property offers convenience and accessibility to local amenities, shops, and transport links. The parking space for 1 vehicle ensures that you'll never have to worry about finding a spot after a long day out.

With an Energy Performance Certificate rating of B, you can rest assured that this home is not only aesthetically pleasing but also energy efficient, helping you save on utility bills.

Don't miss out on the opportunity to own or rent this modern 2-bedroom semi that offers a comfortable and convenient lifestyle in the heart of Spalding. Contact us today to arrange a viewing and make this property your new home!





FIRST 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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