



## 3 KNIPE AVENUE SPALDING, PE11 2YE

**£995 PER MONTH**

Nestled on Knipe Avenue in the charming town of Spalding, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with friends and family.

The heart of the home is undoubtedly the spacious kitchen diner, which is perfect for family meals and socialising. This area is designed to be both functional and welcoming, making it a wonderful space to create lasting memories. The property also boasts a well-maintained rear garden, providing a private outdoor retreat where you can unwind or enjoy al fresco dining during the warmer months.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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