



## 2 CARRINGTON ROAD SPALDING, PE11 1LY

**£825 PCM**

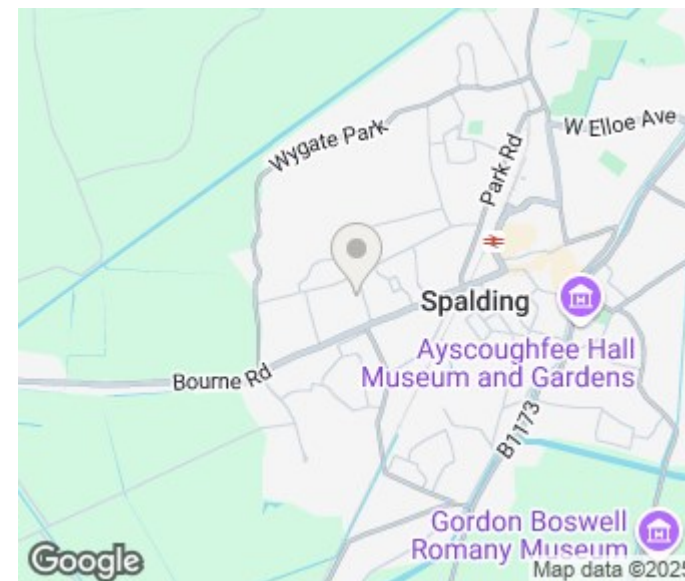
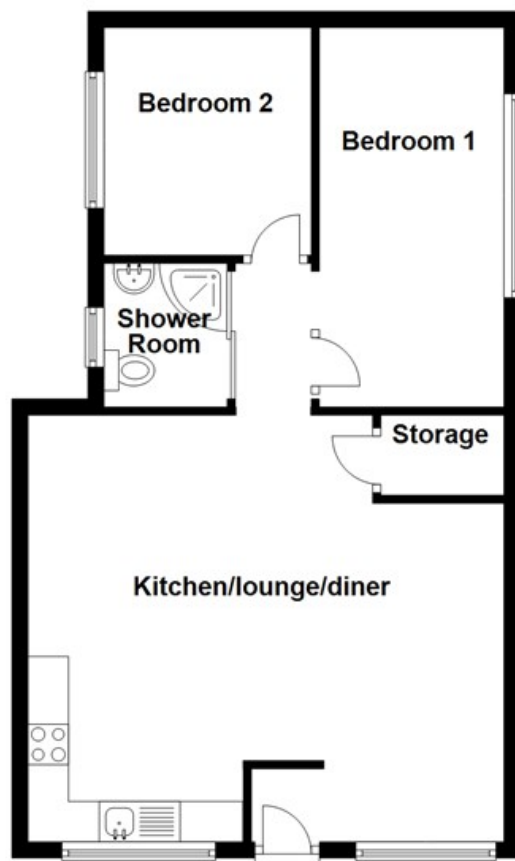
Welcome to this charming 2-bedroom semi-detached bungalow located on Carrington Road in the picturesque town of Spalding. As you step into this lovely property, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests.

The bungalow boasts a modern open-plan kitchen, ideal for whipping up delicious meals while still being part of the conversation. With sleek UPVC glazed windows allowing natural light to flood the space, the interior feels bright and welcoming.

Featuring modern gas central heating, this property ensures you stay warm and comfortable throughout the year. Additionally, parking for one vehicle is available, providing convenience for those with a car.



## Ground Floor



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