

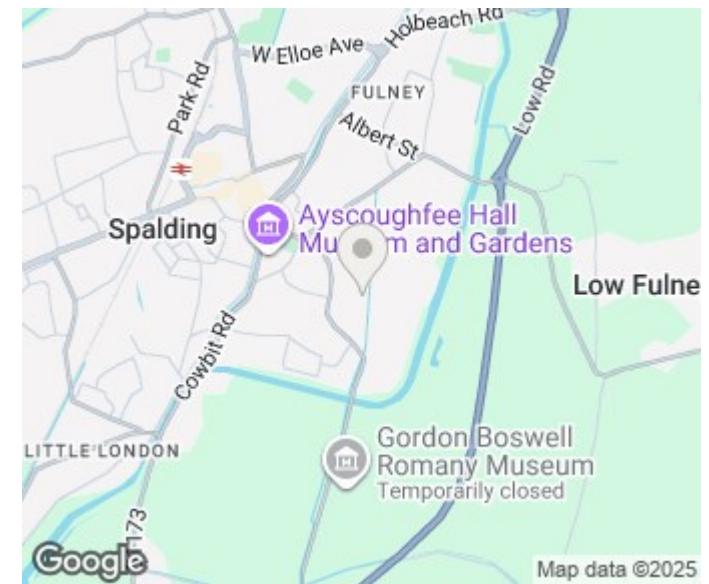


THE GATEHOUSE MATMORE GATE. SPALDING, PE11 2PN

£1,500 PER MONTH

A beautifully presented former gatehouse available for long-term rent, offered part furnished and full of character throughout. The property features three double bedrooms, including a master with en-suite, a spacious kitchen diner with quality appliances and range cooker, and multiple reception areas including a lounge, snug, and conservatory. With gas central heating, double glazing, a family bathroom, garage, ample parking, and an enclosed mature rear garden, this home offers both charm and practicality. Ideally located within walking distance of local schools, shops, and Spalding town centre.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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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