



4 Cley Hall Drive
Spalding | Lincolnshire | PE11 2DZ

 FINE & COUNTRY



KEY FEATURES

- *1930s Townhouse Situated in a Quiet Residential Area Close to Town Centre*
- *Reception Room, Snug or Office, Dining/Garden Room, Kitchen and Pantry*
- *Three First Floor Bedrooms and a Family Shower Room*
- *Utility Room, Downstairs WC and Former Garage Converted into Workshop*
- *Low Maintenance Gardens with Rear Paved Patio, Front Lawn and Summer House*
- *Front Gravelled Driveway Providing Off-Road Parking for Two-Three Cars*
- *Conveniently Positioned Within Walking Distance of Local Amenities and Schools*
- *Total Accommodation Including Workshop Extends to Approximately 1917 Sq.Ft.*

Set within a quiet and established residential area of Spalding, 4 Cley Hall Drive is a well-proportioned 1930s home which has been extended over the years to create flexible accommodation together with a particularly useful workshop and attractive garden.

The property was home to its previous owners for around 17 years and, during that time, was adapted to suit both everyday life and their individual interests.

The house now offers a versatile arrangement of rooms. From the central entrance hall, the ground floor includes a front office or snug with a curved bay window, a principal reception room and an adjoining library or study.

To the rear, the large dining and garden room is one of the strongest features of the house. Extending to more than 23 feet, it provides generous space for both dining and more informal seating, with glazed doors opening directly onto the garden. The kitchen sits alongside and offers room for a table and chairs, with a pantry and separate utility room adding useful practicality.









There is scope for a new owner to update the kitchen and shower room to their own taste, but the house has clearly been well maintained and provides an excellent basis for further improvement.

The former garage is now a workshop measuring approximately 30 feet in length. Originally created as a dedicated space for model railway projects, it offers considerable flexibility and could continue as a workshop, hobby room or storage area.





Upstairs, there are three bedrooms arranged around a central landing. Bedrooms one and two are both generous doubles, while the third bedroom provides useful additional accommodation or could suit as a dressing room or a study. The rooms are served by a shower room.







Outside, the gardens have an established and colourful feel. To the rear, much of the space is paved for easy maintenance, with areas for outdoor seating and dining, while roses and other flowering plants line the side of the house to create a particularly attractive and scented walkway between the front and rear gardens.

There is also a greenhouse and a separate timber summer house tucked away within the planting, providing another useful place to sit, work or pursue hobbies.

The location is one of the property's key advantages. Cley Hall Drive is a peaceful residential road, yet Spalding town centre is within walking distance, giving convenient access to shops, cafés, restaurants and everyday services.

Ayscoughfee Hall and Gardens are also close by, providing attractive green space in the centre of the town, while Spalding's schools are readily accessible. The town is particularly well served for education, with both Spalding Grammar School and

Spalding High School among the options available locally.

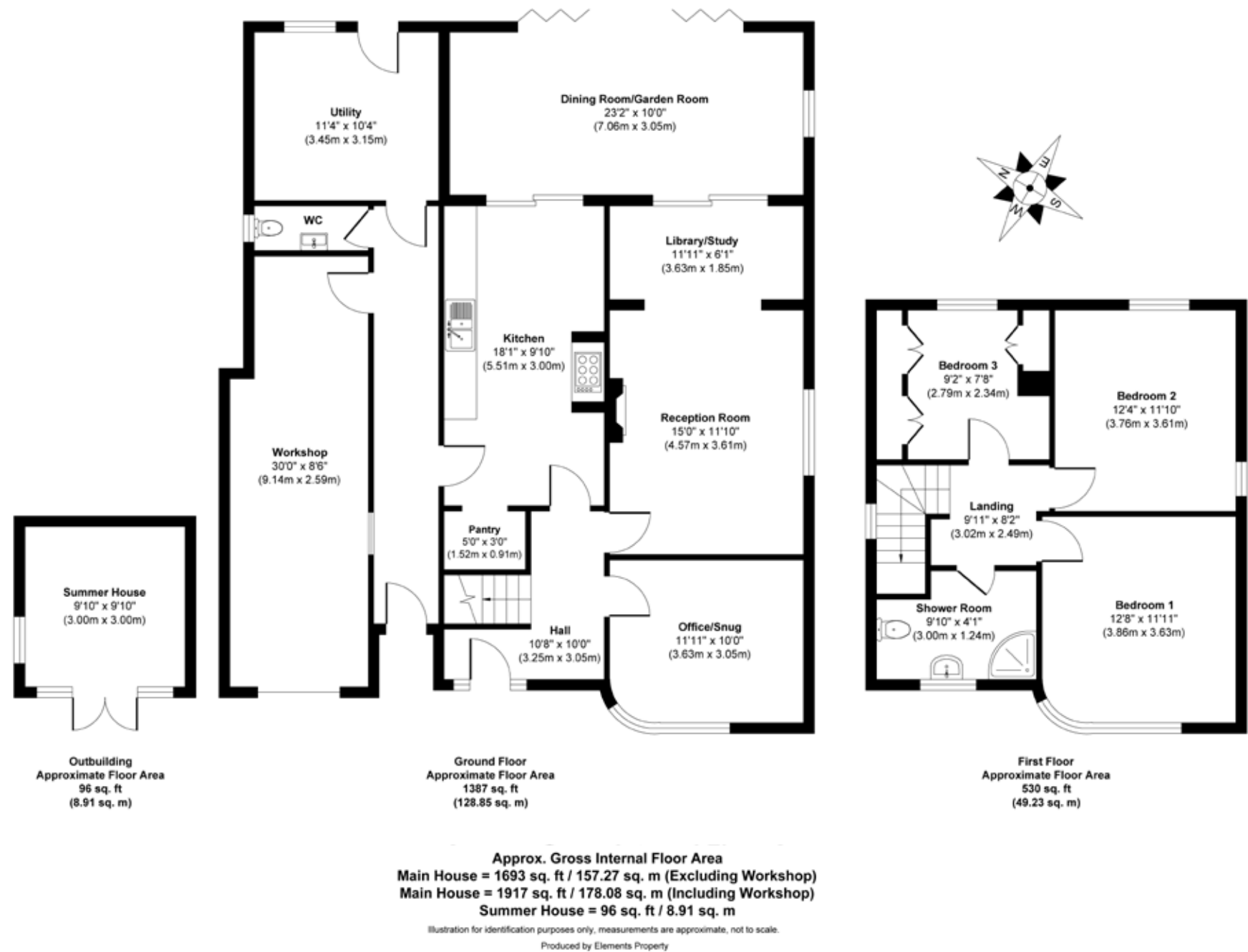
Spalding railway station is also within easy reach, providing connections to Peterborough and onward services to London and other major centres.

For those travelling by road, the A16 is only a few minutes away, giving straightforward access towards Peterborough and the wider road network. Springfields Outlet Shopping and Leisure is similarly close by, offering a wide range of shops, places to eat and landscaped gardens.

The result is a home which combines a peaceful residential setting with the convenience of having town-centre amenities, schools, transport links and green spaces all close at hand.

Offered with no onward chain, 4 Cley Hall Drive is an appealing opportunity for anyone looking for a well-established home with flexible accommodation, useful additional space and the potential to make it their own.





LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Electricity, Water and Drainage and Gas Central Heating

TENURE: Freehold

COUNCIL TAX BAND: C

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We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes:
The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.

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