



Commercial Road  
Spalding  
Lincolnshire  
PE11

Offers In Excess Of £205,000

bettermove

# Commercial Road Spalding

Bettermove are proud to present this 3 bedroom semi-detached house in Spalding, available with no forward chain.

This property benefits from double glazing, solar panels, and gas central heating throughout, with off road parking available to the rear of the property.

The council tax band is A.

Beautifully presented throughout, this impressive home offers spacious and modern living accommodation. The ground floor features a bright and inviting living room, contemporary fitted kitchen and dining area, and a convenient WC. Upstairs, there are three generously sized bedrooms, including a principle bedroom with built-in wardrobes, along with a stylish family bathroom. The true highlight of this property is the exceptional outdoor space. Occupying a desirable corner plot, with views of the River Welland, the home boasts front, side, and rear gardens, thoughtfully designed with both gravel and lawn areas. The rear garden provides the perfect setting for entertaining or relaxing, featuring a summer house complete with a hot tub and waterproof TV, as well as a swimming pool, ideal for enjoying the summer months.

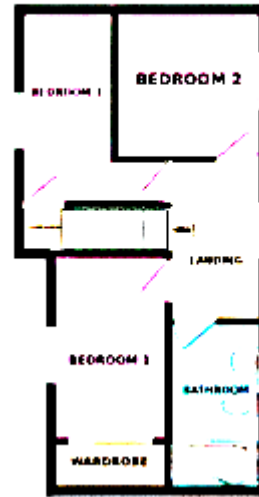
Located in the popular town of Spalding, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Spalding Train Station (1.3 miles), a variety of local bus routes, and quick access to the A16.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





## 1ST FLOOR



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92+) <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 |         |           |
|                                             | 74      | 81        |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92+) <b>A</b>                                                  |         |           |
| (81-91) <b>B</b>                                                |         | 89        |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 | 58      |           |
| England, Scotland & Wales                                       |         |           |
| EU Directive 2002/91/EC                                         |         |           |



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