



Pygott
& Crone
FOR SALE
0800 9177 404

Pygott
& Crone

11 Balmoral Avenue
Spalding, Lincolnshire, PE11 2RN

£290,000

3 Bedroom Detached House

- Freehold
- A spacious and well-maintained three bedroom detached family home
- Walking distance to town and nearby schools
- Three generous bedrooms
- Lounge with Patio doors
- Separate dining area
- Breakfast kitchen and utility area
- Beautiful well established garden
- Ample off road parking and Single garage
- EPC Rating - D, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 11 Balmoral Avenue, Spalding, Lincolnshire, PE11 2RN](#)



Overview

A spacious and well-maintained three bedroom detached family home, ideally situated within walking distance of Spalding town centre and a range of local primary and secondary schools.

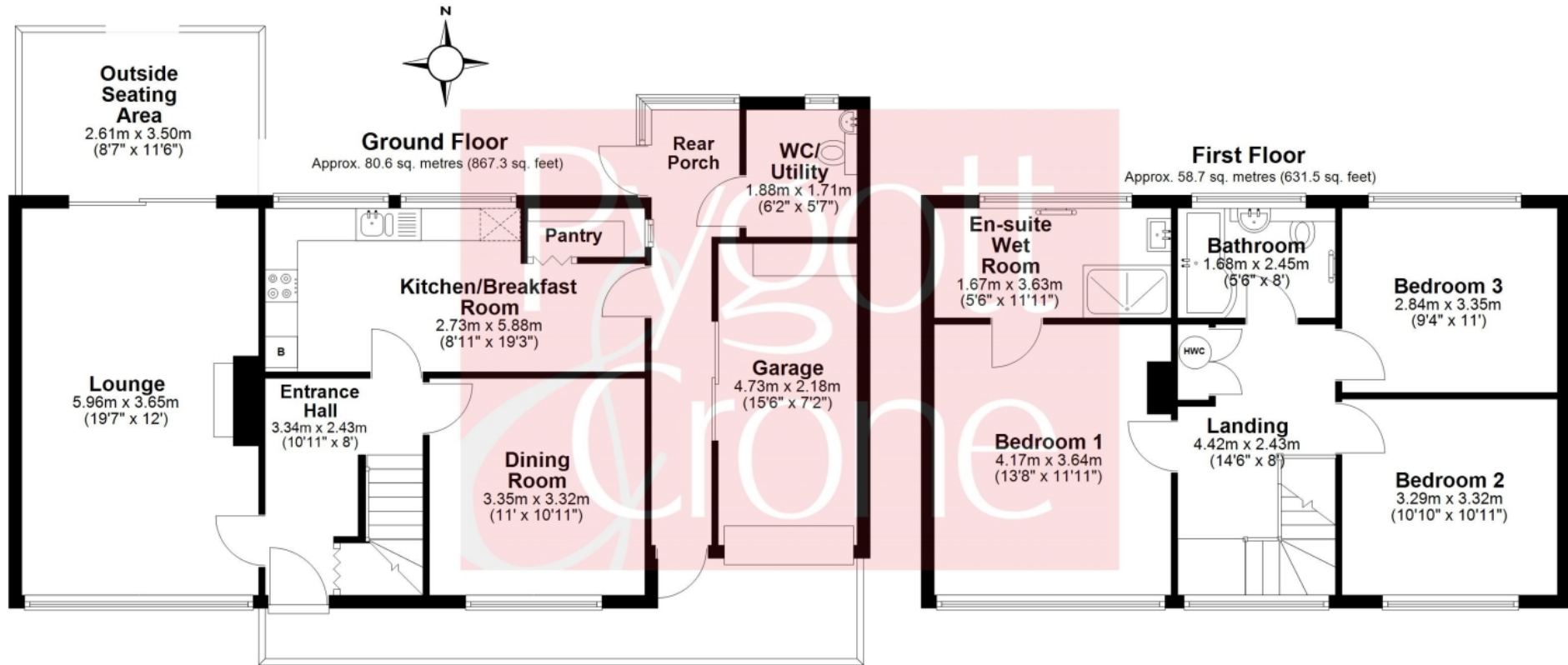
This attractive property offers generous living accommodation throughout, including a welcoming lounge, separate dining area, and a bright, spacious kitchen ideal for family life, with addition of a utility room. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom as well as a wet room en- suite.

Outside, the property truly impresses with a very large, beautifully presented rear garden, featuring well-established planting and an elevated decking area—perfect for outdoor dining and entertaining. To the front, the property benefits from ample off-road parking and single garage making it ideal for growing families.

Agents Note:- The vendor has advised the current loft could be converted for use as an extra room/office subject to the necessary planning consents







Total area: approx. 139.2 sq. metres (1498.7 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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An advertisement for Pygott Crone. The background shows a woman with blonde hair smiling while looking at a laptop. The text and logos are overlaid on the image.

Pygott Crone

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