



Pygott
& Crone

1 Kipling Avenue
Spalding, Lincolnshire, PE11 1XU

£210,000

3 Bedroom Semi-Detached House

- Freehold
- Semi Detached 3 Storey Home
- Open Plan Kitchen, Lounge, Diner
- 3 Bedrooms
- Solar Panels and Electric Car Charger
- Car Port
- Enclosed garden
- Internal Viewing Highly Recommended
- EPC Rating - B, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 1 Kipling Avenue, Spalding, Lincolnshire, PE11 1XU](#)



Overview

Pygott and crone are pleased to offer for sale this modern 3 storey semi detached house built by reputed builders Broadgate Homes in a sought after location. The property benefits from solar panels and is close to popular schools and nurseries, local shops, Spalding town centre and also the train station. Maintained by the current owners to a high standard, the property was built in 2020 and still benefits from the remainder of the NHBC warranty.

This property spans three storeys and the living space briefly comprises comprises Entrance Hall, Ground Floor WC and Bedroom 3 (suitable for a number of uses i.e. Office). To the first floor is the open plan Kitchen Lounge Diner with integrated dishwasher and a second WC, with a further two bedrooms and family bathroom to the second floor.



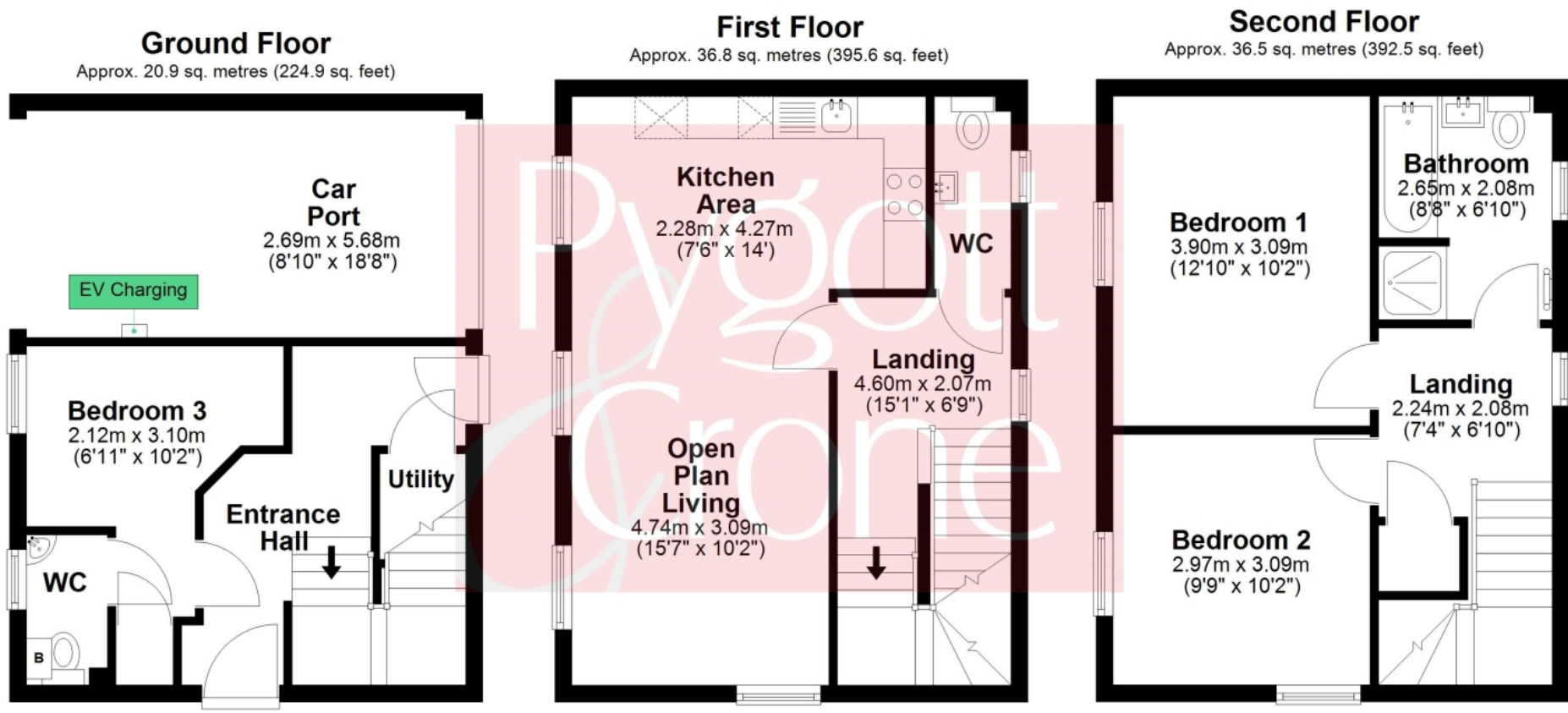
Outside the property has a Carport, enclosed gardens which are laid to lawn, with a patio area, a storage shed and there is also an electric car charging point.

Viewing is recommended to appreciate the property.

Agent's Note - We have been advised by the vendor there is a management charge for the upkeep of the communal areas which is approximately £100 per annum and there are solar panels on the roof for further information please contact the branch.







Total area: approx. 94.1 sq. metres (1013.0 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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