



9 St. Andrews Road
Spalding, Lincolnshire, PE11 2SH

£272,000

3 Bedroom Detached House

- Freehold
- Walking distance to Spalding town centre
- well-presented three-bedroom family home
- Generous breakfast kitchen with cloakroom & mini utility
- Separate dining / summer room with garden views
- Large family lounge
- Family bathroom
- Beautifully maintained rear garden with lawn, patio & seating areas, mature shrubs, trees & planting
- Off-road parking & single garage
- EPC Rating - E, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 9 St. Andrews Road, Spalding, Lincolnshire, PE11 2SH](#)



Overview

Located within walking distance of Spalding town centre, this well-presented three-bedroom detached family home offers spacious accommodation throughout.



The property is entered via a welcoming and spacious hallway which sets the tone for the rest of the home. To the front, a generous family lounge provides an ideal space for relaxation, while the heart of the home is a spacious breakfast kitchen, thoughtfully designed with a practical mini utility area and a useful downstairs cloakroom. A separate dining room / summer room sits to the rear of the property, boasting wonderful views over the immaculate rear garden – a perfect spot for entertaining or simply enjoying the peaceful surroundings. Upstairs, the property offers two well-proportioned double bedrooms and a comfortable single bedroom, all served by a good-sized family bathroom.

Externally, the property continues to impress. The rear garden is a true highlight – enclosed and beautifully landscaped with a mix of lawn, mature planting, established shrubs, and trees. Elevated seating areas and a patio provide multiple options for outdoor dining and relaxation, creating a tranquil setting. To the front, there is off-road parking which leads to a single garage, offering both storage and convenience.

This delightful home combines spacious living with attractive outdoor space, all within easy reach of Spalding's amenities, schools, and transport links.







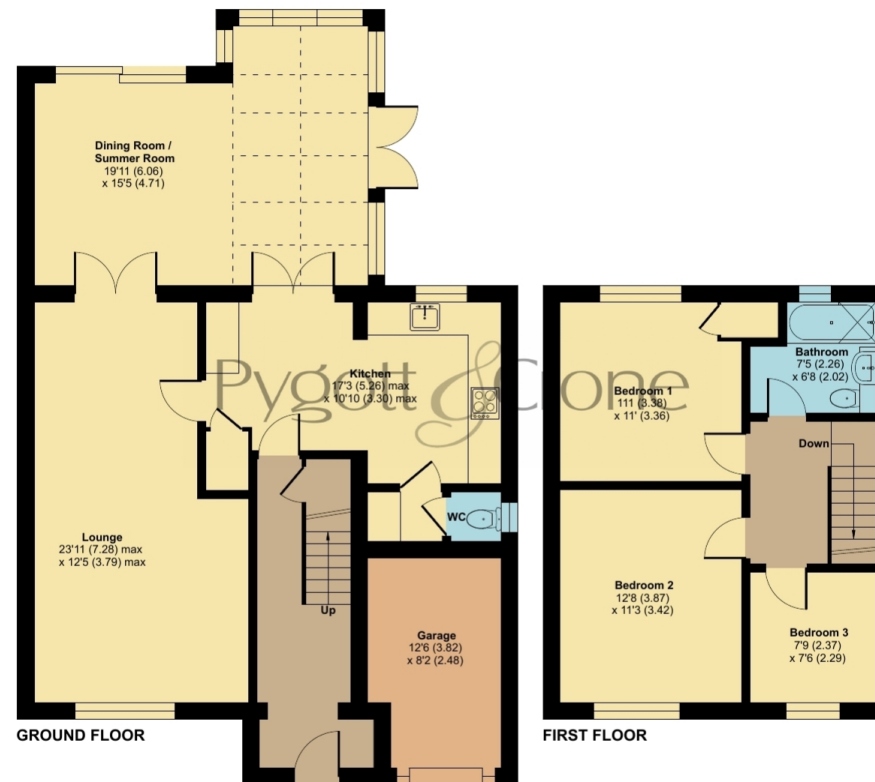
St. Andrews Road, Spalding, PE11

Approximate Area = 1340 sq ft / 124.4 sq m

Garage = 95 sq ft / 8.8 sq m

Total = 1435 sq ft / 133.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Pygott & Crone. REF: 1483928



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