



9 Hobsons Green
Spalding, Lincolnshire, PE11 3GU

£270,000

3 Bedroom Detached House

- Freehold
- Popular Cul de sac Location
- Detached Family Home
- Three Bedrooms
- Ensuite to Bedroom One
- Driveway and Tandem Garage
- Lounge and Dining Room
- Kitchen with Utility Area
- Family Bathroom and Downstairs Cloakroom
- Enclosed Rear Garden
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 9 Hobsons Green, Spalding, Lincolnshire, PE11 3GU](#)



Overview

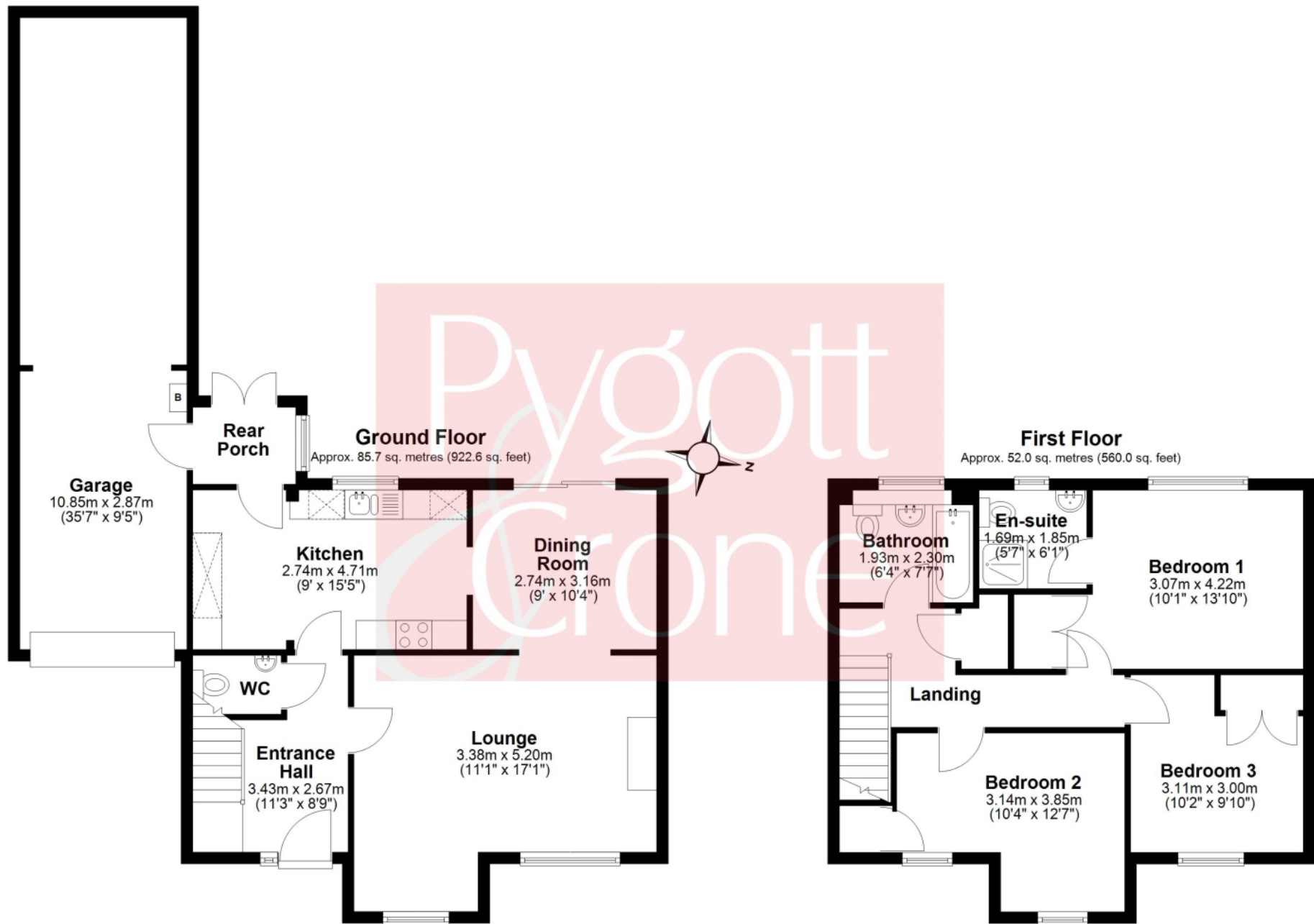
Nestled at the bottom of a cul de sac within the popular Woolram Wygate area of Spalding, this three bedroom detached house is ideally situated with easy access to local amenities, including schools, shops, the town centre and transport links.

The property offers spacious and well planned accommodation comprising of Entrance Hall, Spacious Family Lounge, Dining Room, Kitchen with Utility area, Downstairs WC, Three Bedrooms with En Suite and Built in Wardrobes to Bedroom One and a Family Bathroom. Outside to the front there is a shared part drive which leads to the main driveway and provides parking giving access to the Tandem Garage, a low maintenance garden and a gated entrance leads to the enclosed rear garden. To the rear, there is a paved patio area, a lawned garden, a timber built store and a wooden seating pergola.

Spalding is a market town and stands midway between Boston and Peterborough. Spalding is an agricultural town and the centre of the flower industry. The River Welland runs through the centre of Spalding and a river taxi is available from the town centre to Springfields shopping centre on the outskirts of the town. Spalding has a wide range of retail shops, restaurants and pubs. The Ayscoughfee Hall is an important local building with gardens, tennis courts and children's play area. There are good road and rail links to Peterborough and the A1 and East Coast Main Line.



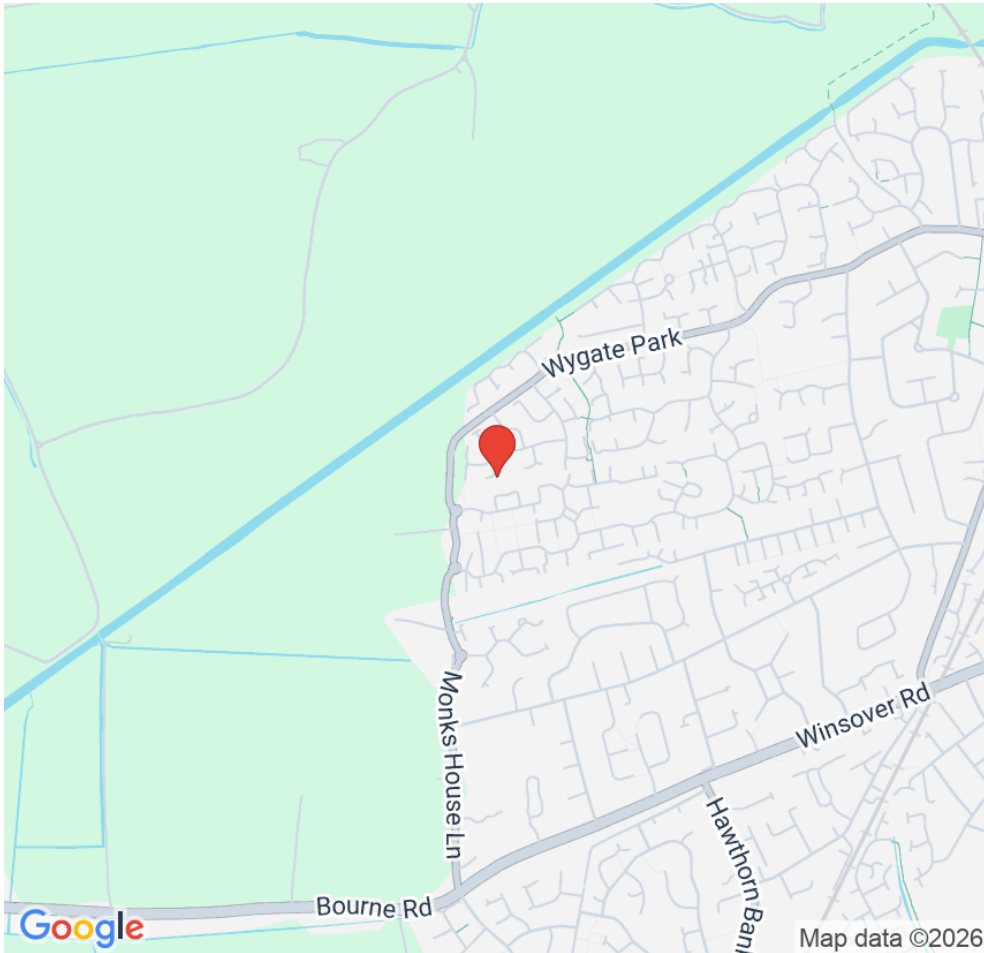




Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



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



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Josh Campbell-Foreman
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

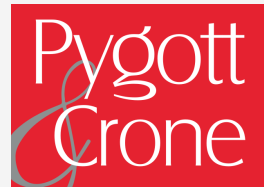
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.







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