

Pygott & Crone

7 Palin Drive

Spalding, Lincolnshire, PE11 2GR

£120,000

1 Bedroom Coach House

- Leasehold
- Coach House
- 1 Double Bedroom
- Spacious Lounge/Diner
- Driveway and Garage
- Enclosed Rear Garden
- Desirable Location
- Close to Amenities
- EPC Rating - C, Council Tax Band - A

Click here to access the Energy Performance Certificate for 7 Palin Drive, Spalding, Lincolnshire, PE11 2GR





Overview

Pygott & Crone are pleased to offer for sale this modern coach house having spacious living accommodation and enclosed rear garden being situated in a popular residential location close to amenities and transport links. This fantastic property would make an ideal purchase for first time buyers, those looking to downsize or investors alike. Viewing is highly recommended.

The property comprises Entrance Lobby with cloak cupboard, Entrance Hall having a door to the garage, door to the rear garden and stairs to the first floor living accommodation. The first floor benefits from a spacious Lounge/Diner with electric fire, fitted Kitchen, One Double Bedroom and a Bathroom. The property also benefits from uPVC double glazing and gas fired central heating. Outside the property has a driveway, a larger than average single garage and an enclosed rear garden.

We have been advised that the property is Leasehold with 980 years left on the lease and that the cost per annum for ground rent for 2026 is £150pa and service charge for 2026 is £1,326.50pa for the property and £189.50 for the garage. Payable to Eight Asset Management.







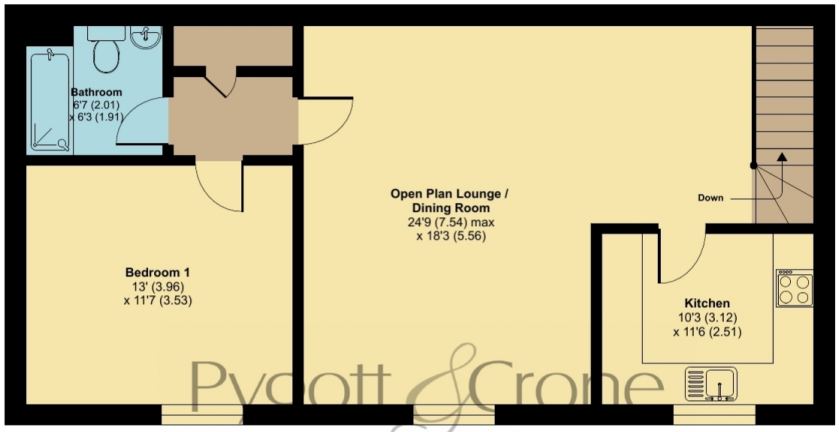




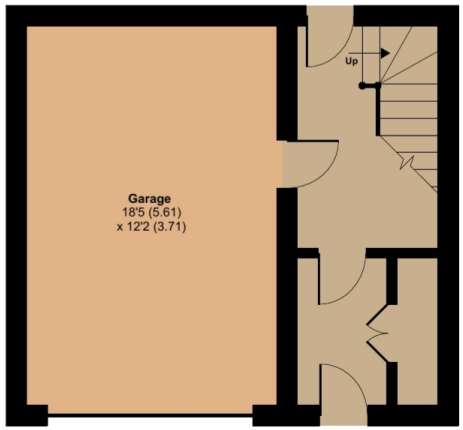


Palin Drive, Spalding, PE11

Approximate Area = 835 sq ft / 77.5 sq m
Garage = 225 sq ft / 20.9 sq m
Total = 1060 sq ft / 98.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for Pygott & Crone. REF: 1381410









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

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7 Palin Drive, Spalding
is on the market with our Spalding branch

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