



Pygott  
& Crone

4 St. James Way  
Spalding, Lincolnshire, PE11 2RR

£225,000

## 2 Bedroom Detached Bungalow

- Detached Bungalow
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Low Maintenance Gardens
- Driveway and Garage
- Convenient Location
- EPC Rating - D, Council Tax Band - B

[Click here to access the Energy Performance Certificate for 4 St. James Way, Spalding, Lincolnshire, PE11 2RR](#)



## Overview

Pygott & Crone are pleased to offer for sale this two bedroom detached bungalow which is ideally situated on a bus route and within a short distance of Spalding town centre with its amenities and a range of local primary and secondary schools.

This property benefits from a spacious entrance hallway, lounge, dining kitchen, side entrance hallway, two double bedrooms and a shower room.

Outside to the rear, the garden can be easily maintained with a lawn and paved patio seating area. There is also a gravelled area with a timber storage shed as well as benefitting from gated access to the side the property. To the front there is a low maintenance gravel area enclosed by a dwarf wall and a driveway providing parking and leading to the single garage.





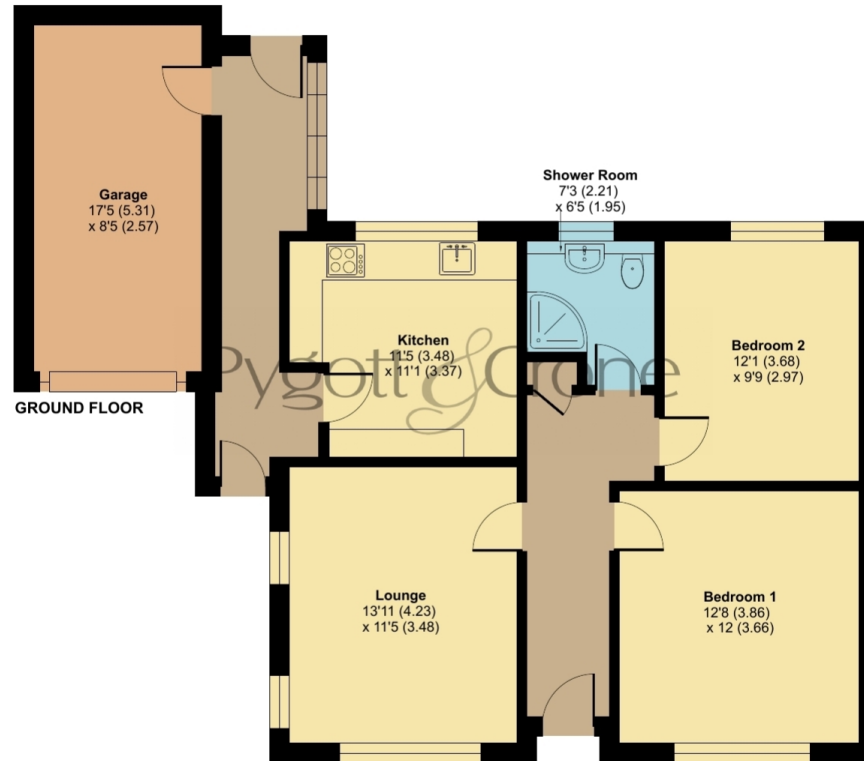
## St. James Way, Spalding, PE11

Approximate Area = 795 sq ft / 73.8 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 942 sq ft / 87.4 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). © nchecom 2026. Produced for Pygott & Crone. REF: 1447605



## Location



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



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Financial Services Ltd

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We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



**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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**4 St. James Way, Spalding**  
is on the market with our Spalding branch

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