



1 St. Nicholas Way  
Spalding, Lincolnshire, PE11 3GF

£365,000

## 4 Bedroom Detached House

- Freehold
- Detached Family Home
- Cul de Sac Location
- Four Bedrooms with Ensuite to Main Bedroom
- Bay Fronted Open Plan Living Room/Dining Room
- Dining Kitchen & Separate Utility
- Double Garage
- Family Bathroom & Downstairs Cloakroom
- Popular Residential Area
- EPC Rating - C, Council Tax Band - D

Click [here](#) to access the Energy Performance Certificate for 1 St. Nicholas Way, Spalding, Lincolnshire, PE11 3GF



## Overview

This spacious Four Bedroomed Detached House is located in a popular residential cul de sac location, within the Woolram Wygate area of Spalding, it is ideally situated with easy access to enjoy walks and close to amenities, shops, schools and the town centre.



The property offers spacious and well planned accommodation comprising of Entrance Hall, Bay Fronted Open Plan Living Room/Dining Room, Breakfast Kitchen which overlooks the rear Garden, separate Utility, Downstairs WC, Four Bedrooms with En Suite and Built in Wardrobes to Bedroom One and a Family Bathroom. Outside to the front there is a driveway which provides ample parking and gives access to the Double Garage, a low maintenance garden and a gated entrance leads to the enclosed rear garden. To the rear, there is a paved patio seating area and a lawned garden with flowers and shrubs to border.

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.







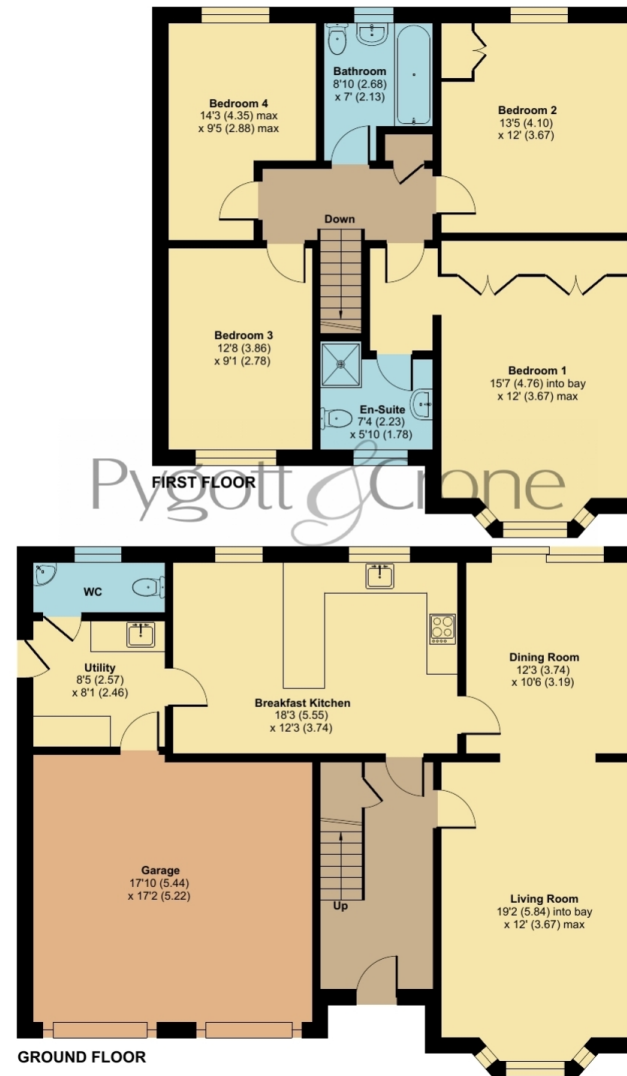
## St. Nicholas Way, Spalding, PE11

Approximate Area = 1658 sq ft / 154 sq m

Garage = 301 sq ft / 27.9 sq m

Total = 1959 sq ft / 181.9 sq m

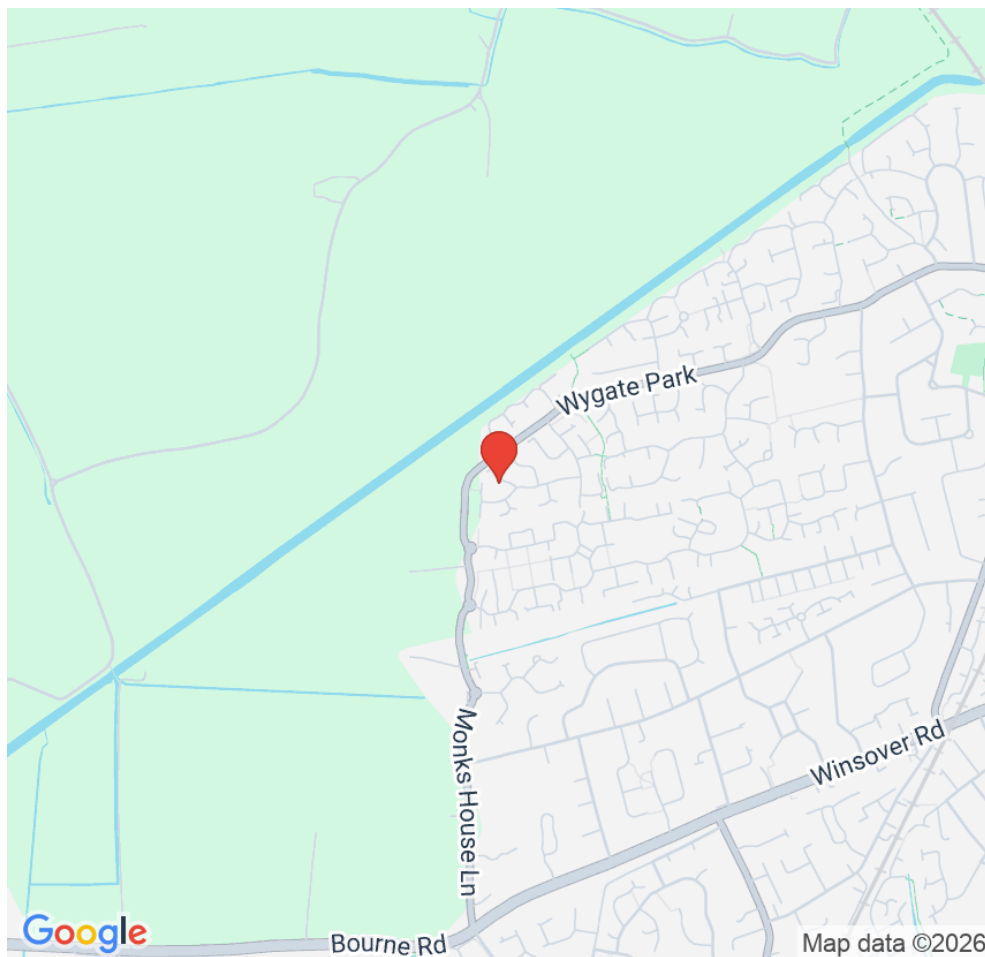
For identification only - Not to scale



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: 1488366



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