



Roman Bank
, Spalding, PE11 2HR

Rental £1,000 Monthly
3 Bedroom House
Available 15 September 2026

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Situation

Well-Presented Three-Bedroom Family Home with Off-Road Parking and Generous Garden – Available from 15th September

Situated on Roman Bank in Spalding, this well-kept three-bedroom mid-terraced home offers stylish, comfortable and practical accommodation ideally suited to modern family life.

The property has been thoughtfully maintained and features a contemporary interior throughout. A spacious and inviting living room provides an excellent place to relax, while the modern kitchen incorporates a dedicated dining area, creating a welcoming space for everyday meals and family time.

Upstairs are three bedrooms and a contemporary family bathroom. A convenient additional WC is located on the ground floor.

Outside, the property benefits from a particularly generous enclosed rear garden, offering plenty of room for children, outdoor dining, gardening and relaxation. Two garden sheds provide valuable additional storage, while off-road parking is available for two vehicles.

Property features:

- Well-presented three-bedroom mid-terraced home
- Spacious and comfortable living room
- Attractive feature fireplace
- Modern fitted kitchen
- Integrated oven and gas hob
- Dedicated family dining area
- Two double bedrooms and one single bedroom
- Contemporary first-floor family bathroom
- Bath with shower facilities
- Convenient ground-floor WC
- Modern flooring and decor throughout
- Generous enclosed rear garden
- Space for outdoor seating, recreation and gardening
- Two garden sheds providing useful storage
- Off-road parking for two vehicles
- Well maintained and ready to become a comfortable family home

Location:

- Convenient Roman Bank location
- Approximately 1.2 miles from Spalding railway station
- St Paul’s Community Primary and Nursery School approximately 590 yards away
- Spalding Academy approximately 0.9 miles away
- Convenient access to Spalding town centre
- Local shops, schools, healthcare and everyday amenities within easy reach
- Good road and public transport connections
- Springfields Outlet Shopping and Leisure is also readily accessible

Rental information:

- Rent: £1,000 per calendar month
- Deposit: £1,150
- Available from: 15th September
- EPC rating: D

With its modern interior, practical family layout, excellent parking and impressive rear garden, this attractive home is expected to generate strong interest. Early viewing is highly recommended.

Directions

Further Information

The deposit required is £1,150

Accommodation

All measurements are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(102+) A		
(81-101) B		
(59-80) C		
(35-58) D		
(19-54) E		
(11-18) F		
(1-10) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC