



TO LET – THE SPINNEY, GUBBOLES DROVE, SURFLEET, SPALDING, LINCOLNSHIRE, PE11 4AU

Rent £1,000 per calendar month

- **Two/Three Bedroom Detached Bungalow**
- **Large Private Garden**
- **Large Parking Area**
- **Available Now – Renovated Early 2026**
- **Deposit £1,150**
- **Unfurnished**
- **EPC Rating D**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. These particulars were prepared March 2026

Location

The Spinney is located approximately three miles north of Spalding. The postcode for the property is PE11 4AU.

Description

The Spinney is a two/three bedroom detached bungalow of brick construction beneath a tile roof, with uPVC double glazing throughout. Renovated in early 2026. The property comprises:

Entrance Hall with Doors to:

Sitting Room with electric fire

Double Bedroom with fitted cupboards

Double Bedroom with fitted cupboards

Double Bedroom/Dining Room

Bathroom with Bath, Shower, Wash Hand Basin and WC

Kitchen, with wall and base units, sink and drainer, hob with extractor fan over, fitted oven, space for dining table. Doors to:

Utility, with sink and drainer with space for washing machine and dishwasher, airing cupboard and boiler

Rear Hall with Storage Cupboard/Pantry. Doors to:

Cloakroom, with WC and Wash Hand Basin

Conservatory and Door to Garden

Outside:

The front garden is lawn with a large parking area and access to a single garage. The rear garden is mainly lawn with a garden shed.

Services

Mains Water and electricity are connected to the property. Central Heating is via an Oil system. Drainage is to a private Septic Tank.

Tenure

The Agreement will be an Assured Shorthold Tenancy Agreement.

Rent and Deposit

£1,000 per annum. Rent is to be paid monthly in advance. A deposit of £1,150 is payable.

Disputes

In circumstances where Landlord and Tenant are unable to resolve dispute arising consequent to the letting of the property, the Letting Agent will appoint an Arbitrator.

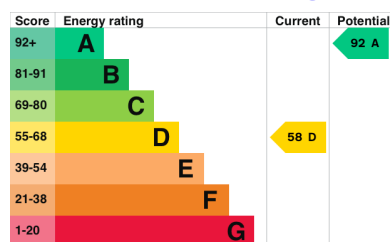
Viewing

Viewings will be permitted only by appointment with the Letting Agent, as detailed below.

Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB

Abbie Leverton, abbie@ealandagents.co.uk or Tel: 07852 282716



The graph shows this property's current and potential energy rating.