



## 1 JOHN KING STREET SPALDING, PE12 7RH

£995 PER MONTH

£995 PCM – Two-Bedroom Home to Rent

The Hampton is a well-designed two-bedroom home, available as a semi-detached or terraced property, offering comfortable and modern living ideal for couples, small families, or those looking to downsize.

The ground floor features a welcoming living room, perfect for relaxing, alongside a convenient WC. To the rear, a contemporary open-plan kitchen and dining area provides a bright and practical space for everyday living and entertaining.

Upstairs, the property offers two generously sized bedrooms, both finished to a high standard, along with a modern family bathroom. Thoughtfully laid out throughout, this home combines style, space, and functionality in a warm and inviting setting.





| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) 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<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Lettings  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
[enquiries@sedge-homes.com](mailto:enquiries@sedge-homes.com)  
[www.sedge-homes.com](http://www.sedge-homes.com)

