





8 MEDINA WALK

SPALDING, PE11 3WW

£995 PER MONTH

Sedge Estate Agents are delighted to offer TO LET this well-presented two-bedroom home, offering accommodation arranged over two floors. The property benefits from a spacious lounge, fitted kitchen, downstairs WC, en-suite shower room to the principal bedroom and a separate family bathroom. Externally, there is a single garage and two off-road parking spaces, making this an ideal home for couples, professionals or a small family. Early viewing is highly recommended.

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• Two-bedroom modern home • Available to rent • Spacious lounge with access to outside • Fitted kitchen • Principal bedroom with en-suite shower room • Separate family bathroom • Convenient downstairs WC • Useful built-in storage cupboards • Single garage • Two off-road parking spaces





Summary

TWO-BEDROOM HOUSE | EN-SUITE TO MASTER BEDROOM | GARAGE | TWO PARKING SPACES | ENCLOSED REAR GARDEN | DOWNSTAIRS WC

Sedge Estate Agents are delighted to offer TO LET this well-presented two-bedroom home, offering spacious and practical accommodation across two floors. Benefiting from an en-suite shower room to the principal bedroom, a separate family bathroom, downstairs WC, single garage and two allocated parking spaces, this property provides an excellent opportunity for tenants seeking a comfortable and conveniently designed home.

GROUND FLOOR

The property is entered via a welcoming entrance hallway, providing access to the ground floor accommodation, stairs to the first floor and a convenient downstairs WC.

The kitchen (2.87m x 2.41m) is positioned to the front of the property and provides a practical space for everyday cooking, with a window allowing plenty of natural light.

To the rear, the spacious lounge (3.99m x 4.57m) offers an excellent area for both relaxing and entertaining. Benefiting from a useful storage cupboard and double doors providing access to the outside, this room creates a bright and welcoming living environment.

FIRST FLOOR

The first-floor landing provides access to both bedrooms and the family bathroom, together with an additional storage cupboard.

Bedroom One (2.00m x 3.53m) is positioned to the front of the property and benefits from built-in storage and its own private en-suite shower room (1.98m x 1.55m), offering additional convenience and privacy.

Bedroom Two (3.12m x 2.21m) overlooks the rear of the property and provides a versatile space suitable for use as a bedroom, guest room or home office.

The family bathroom (1.96m x 2.62m) is also located on the first floor and benefits from a window to the rear.

EXTERNALLY

One of the key benefits of this property is the inclusion of a single garage and two parking spaces, providing excellent off-road parking and additional storage.

The property also benefits from outdoor space, with access from the lounge, offering a pleasant area to enjoy during the warmer months.

SUMMARY

This attractive two-bedroom home offers a fantastic combination of comfortable accommodation and practical features, including two bathrooms, a downstairs WC, garage and two parking spaces.

Ideal for professionals, couples or small families seeking a well-proportioned rental property.

Early viewing is highly recommended. Contact Sedge Estate Agents today to arrange your appointment.

ACCOMMODATION

Ground Floor

Kitchen: 2.87m x 2.41m

Hallway: 2.87m x 2.00m

WC: 2.11m x 0.94m

Lounge: 3.99m x 4.57m

First Floor

Bedroom One: 2.00m x 3.53m

En-suite Shower Room: 1.98m x 1.55m

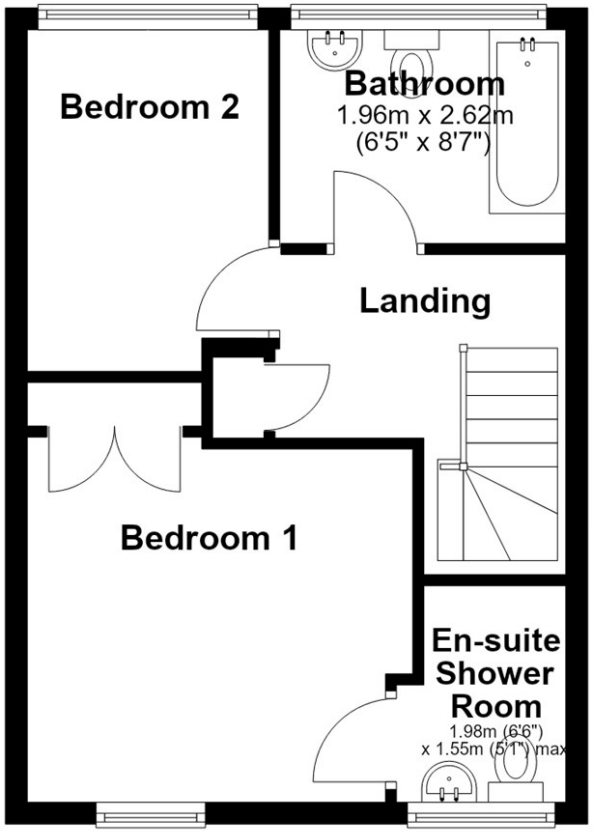
Bedroom Two: 3.12m x 2.21m

Family Bathroom: 1.96m x 2.62m

Landing: 2.93m x 1.30m

First Floor

Approx. 34.8 sq. metres (374.5 sq. feet)



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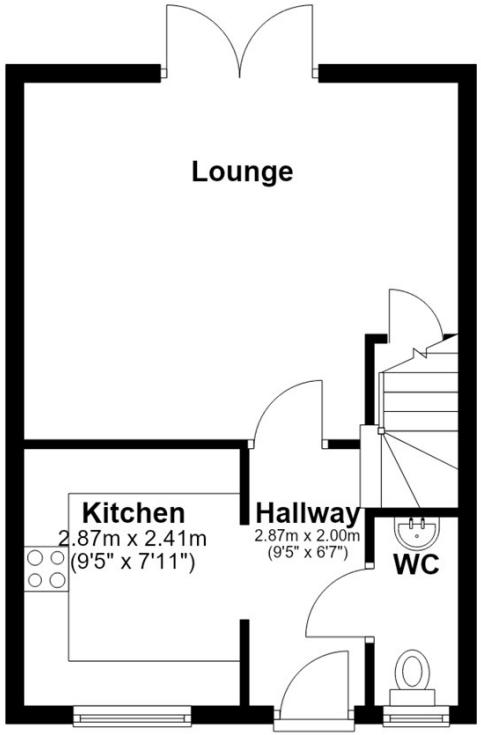






Ground Floor

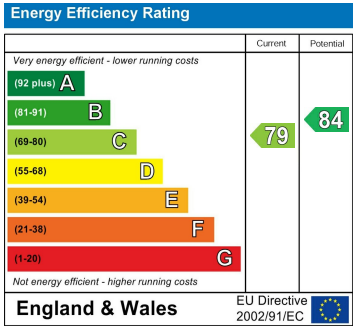
Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 67.4 sq. metres (725.7 sq. feet)

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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

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