



**52 PICCARD DRIVE**  
**SPALDING, PE11 2GP**

**£995 PER MONTH**

This freshly redecorated three-bedroom end-of-terrace property is move-in ready and available to rent through Sedge Estate Agents. Offering bright and well-proportioned accommodation, a modern kitchen, enclosed rear garden, and excellent access to local amenities and transport links, it provides comfortable and convenient living in a desirable location.



# 52 PICCARD DRIVE

## Summary

Available To Rent – Managed by Sedge Estate Agents

This beautifully presented end-of-terrace home has been completely redecorated throughout, featuring fresh paintwork and brand-new carpets, and is ready for immediate occupancy. Please note: this property is for rent, not for sale, and is managed by Sedge Estate Agents.

With an EPC rating of 'C' and council tax band 'B', the property offers an energy-efficient and cost-effective living environment.

The well-planned accommodation comprises two generous double bedrooms, one single bedroom, a bright reception room, a modern kitchen, a ground floor WC, and a family bathroom. The living/dining room is a light and versatile space with French doors opening onto the garden, making it ideal for both relaxing and entertaining.

The kitchen is fitted with a range of eye and base level units, an integrated oven, four-ring gas hob with extractor hood, inset sink with mixer tap, and space for a washing machine and undercounter fridge.

Upstairs, the three bedrooms are all freshly decorated with new carpets, and the bathroom features a three-piece suite including a panelled bath

with shower over, pedestal wash basin, and low-level WC.

Externally, the property benefits from an enclosed rear garden with a paved patio area, lawn, shrubs, and fenced boundaries — perfect for outdoor enjoyment.

Ideally located with excellent public transport links, convenient access to the city, nearby schools, and a range of local amenities, this home offers comfortable and convenient living in a sought-after area.

Early viewing is highly recommended.

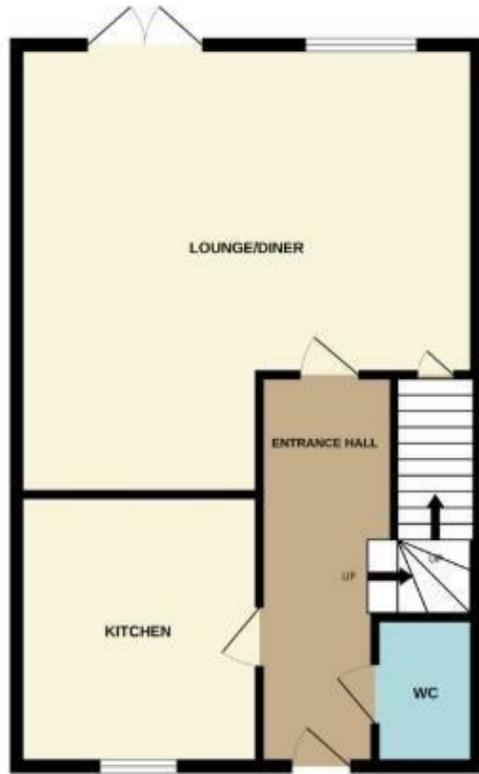
- End-of-terrace home with Garage!
- Available to rent – managed by Sedge Estate Agents
- Fully redecorated throughout
- Brand-new carpets fitted
- Two double bedrooms and one single bedroom
- Spacious living/dining room with French doors to garden
- Modern fitted kitchen with integrated oven and gas hob
- Ground floor WC plus family bathroom
- Enclosed rear garden with patio and lawn
- EPC rating 'C' and Council Tax Band 'B'



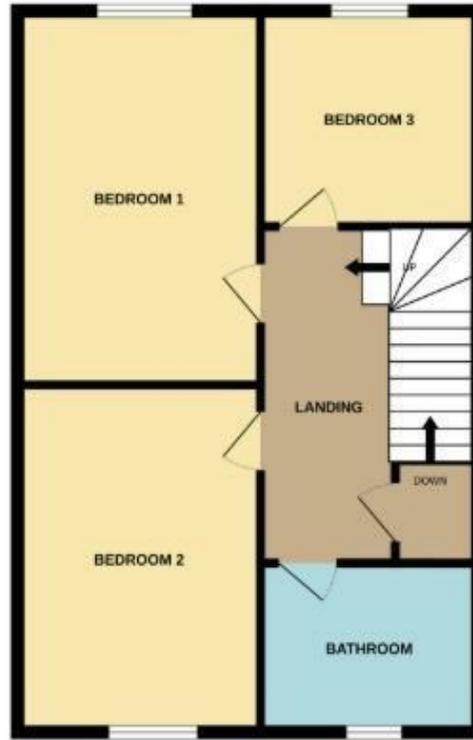
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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 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

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