181 CRADGE BANK

SPALDING, PE11 3AQ

£930 PER MONTH

Sedge Estate Agents are delighted to offer TO LET this well-presented three-bedroom mid-terraced home, situated in a pleasant riverside location on the edge of town. The property offers spacious accommodation comprising entrance porch, lounge, kitchen/diner, utility room, bathroom and useful sun room to the ground floor, with three bedrooms to the first floor. Outside, the property benefits from a generous rear garden with paved patio, lawn, established shrubs and trees, along with off-road parking for two vehicles to the front. The property also benefits from gas central heating and is available to view through Sedge Estate Agents.

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• Three Bedroom Mid-Terraced Home • Riverside Location • Sun Room To The Rear • Kitchen/Diner • Spacious Garden • Off-Road Parking For Two Vehicles • Utility Room • Ground Floor Bathroom • Gas Central Heating • EPC Rating C

Summary

Description

Sedge Estate Agents are delighted to offer TO LET this three-bedroom mid-terraced home, situated in a pleasant riverside location on the edge of town.

The property offers well-proportioned accommodation arranged over two floors and benefits from a spacious rear garden, off-road parking for two vehicles and a useful sun room.

The ground floor accommodation comprises an entrance porch, lounge, kitchen/diner, utility room, bathroom and sun room. To the first floor are three bedrooms.

Accommodation

Entrance Porch

Access into the property with doors leading through to the living accommodation.

Living Room – 10'4" x 14'11" (3.16m x 4.57m)

A good-sized living room with UPVC double glazed window to the front and laminate flooring.

Inner Lobby

Staircase rising to the first floor and vinyl plank flooring.

Kitchen/Diner – 11'9" x 15'0" (3.59m x 4.58m)

Fitted with a range of base, eye-level and drawer units with work surfaces over, tiled splashbacks and inset stainless steel sink with mixer tap. Electric cooker included, with space for fridge/freezer. Two UPVC double glazed windows overlook the rear. Useful larder and storage cupboards provide additional storage, with a door leading to the utility room.

Utility Room – 5'7" x 6'6" (1.72m x 1.99m)

Useful utility space with vinyl plank flooring, wall-mounted gas boiler and sliding door leading into the bathroom.

Bathroom – 6'3" x 5'4" (1.91m x 1.64m)

Fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin and bath with telephone shower mixer tap. Obscured UPVC double glazed window to the side and tiled flooring.

Sun Room – 8'7" x 9'4" (2.63m x 2.86m)

A useful additional reception space with UPVC double glazed French doors leading out to the rear garden.

First Floor

Bedroom One – 10'1" x 12'4" (3.09m x 3.77m)

Good-sized double bedroom with two UPVC double glazed windows to the front and fitted wardrobe to recess.

Bedroom Two – 7'6" x 12'4" (2.30m x 3.77m)

UPVC double glazed window overlooking the rear.

Bedroom Three – 6'11" x 9'2" (2.12m x 2.81m)

UPVC double glazed window overlooking the rear.

Outside

Rear Garden

The property benefits from a generous rear garden comprising a paved patio area, lawned section with established shrubs and trees, together with a large open-fronted shed.

Parking

Front garden providing off-road parking for up to two vehicles.

EPC Rating: C

CALL SEDGE ESTATE AGENTS TODAY TO ARRANGE YOUR VIEWING.

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ADDITIONAL INFORMATION

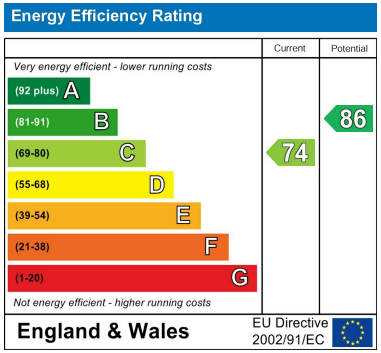
Local Authority – South Holland District Council

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure –



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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