



13A WINSOVER ROAD
SPALDING, PE11 1EJ

£1,000 PER MONTH

Sedge Estate Agents are pleased to offer this beautifully presented detached two/three bedroom house tucked away to the rear of Winsover Road. The property offers spacious accommodation, modern finishes and excellent outdoor space, making it an ideal family home.

13A WINSOVER ROAD

- Detached 2/3 bedroom house
- Spacious lounge/diner with dual aspect windows
- Modern fitted kitchen with ample storage
- Versatile third bedroom/study/sunroom with garden access
- Ground floor WC for convenience
- Two well-proportioned first floor bedrooms
- Family bathroom with modern suite
- Private patio area and garden space
- Detached garage plus ample off-road parking
- Prime location close to Spalding town centre



Summary

Accommodation includes:

Large lounge/diner (4.27m x 6.68m) with dual aspect windows and stairs to the first floor

Modern fitted kitchen (4.09m x 2.84m) with ample storage and workspace

Versatile third bedroom/study/sunroom (2.64m x 5.13m) with double doors to garden

Ground floor WC and hallway with rear access

Two first-floor bedrooms, both well-sized

Family bathroom (2.06m x 2.64m)

Outside:

The property benefits from a private patio area, ample off-road parking, detached garage.

Key Features:

Detached house with flexible 2/3 bedroom layout

Spacious lounge/diner and modern kitchen

Detached garage and off-road parking

Patio and outdoor space

Prime location close to Spalding town centre

Available at £1,000 per month

13A WINSOVER ROAD





13A WINSOVER ROAD

ADDITIONAL INFORMATION

Local Authority – South Holland

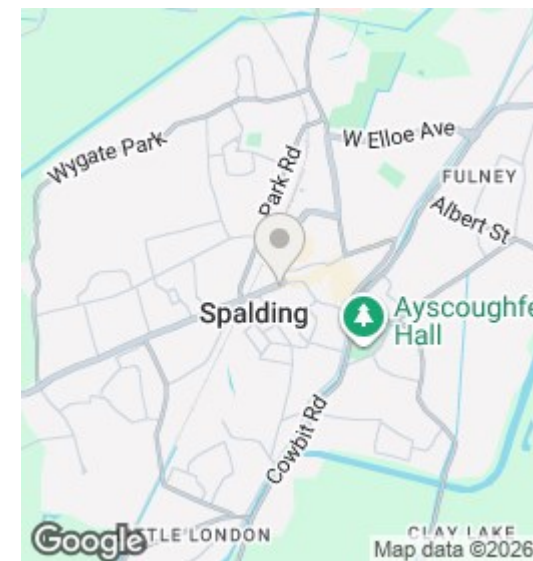
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – sq ft

Tenure –





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		57
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

Spalding Office Lettings
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

