



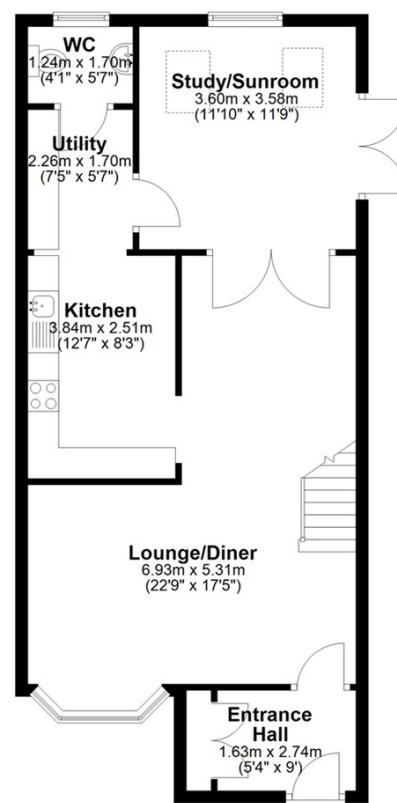
## 19 BEECH GROVE SPALDING, PE11 4XQ

£950 PER MONTH

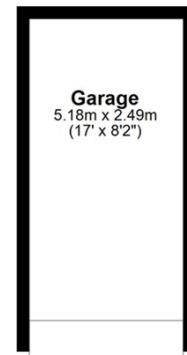
Available to rent through Sedge Estate Agents, this spacious and extended three-bedroom link-detached home in the popular village of Donington offers modern family living with an open-plan bay-fronted lounge/diner, fitted kitchen with utility and cloakroom, study/sun room, and a family bathroom. Outside benefits include multiple off-road parking spaces, a garage, and an enclosed rear garden. EPC Rating C | Council Tax Band B.



**Ground Floor**  
Approx. 75.6 sq. metres (814.1 sq. feet)



Total area: approx. 114.5 sq. metres (1232.3 sq. feet)  
19 Beech Grove



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 85        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 73                      |           |
| (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

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