



**2B GREEN LANE**  
**SPALDING, PE12 7BZ**

**£750 PCM**

Sedge Estate Agents are pleased to offer this modern semi detached house situated in the heart of Holbeach town centre.

The property benefits two bedrooms, lounge, kitchen, bathroom and rear garden.

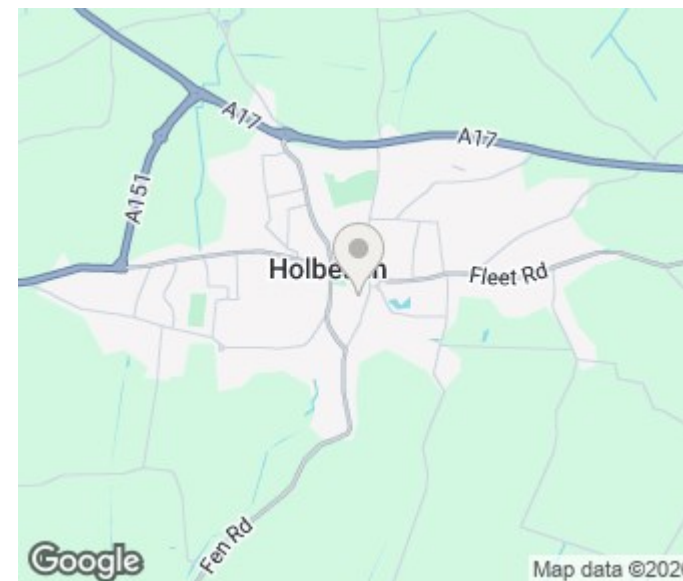
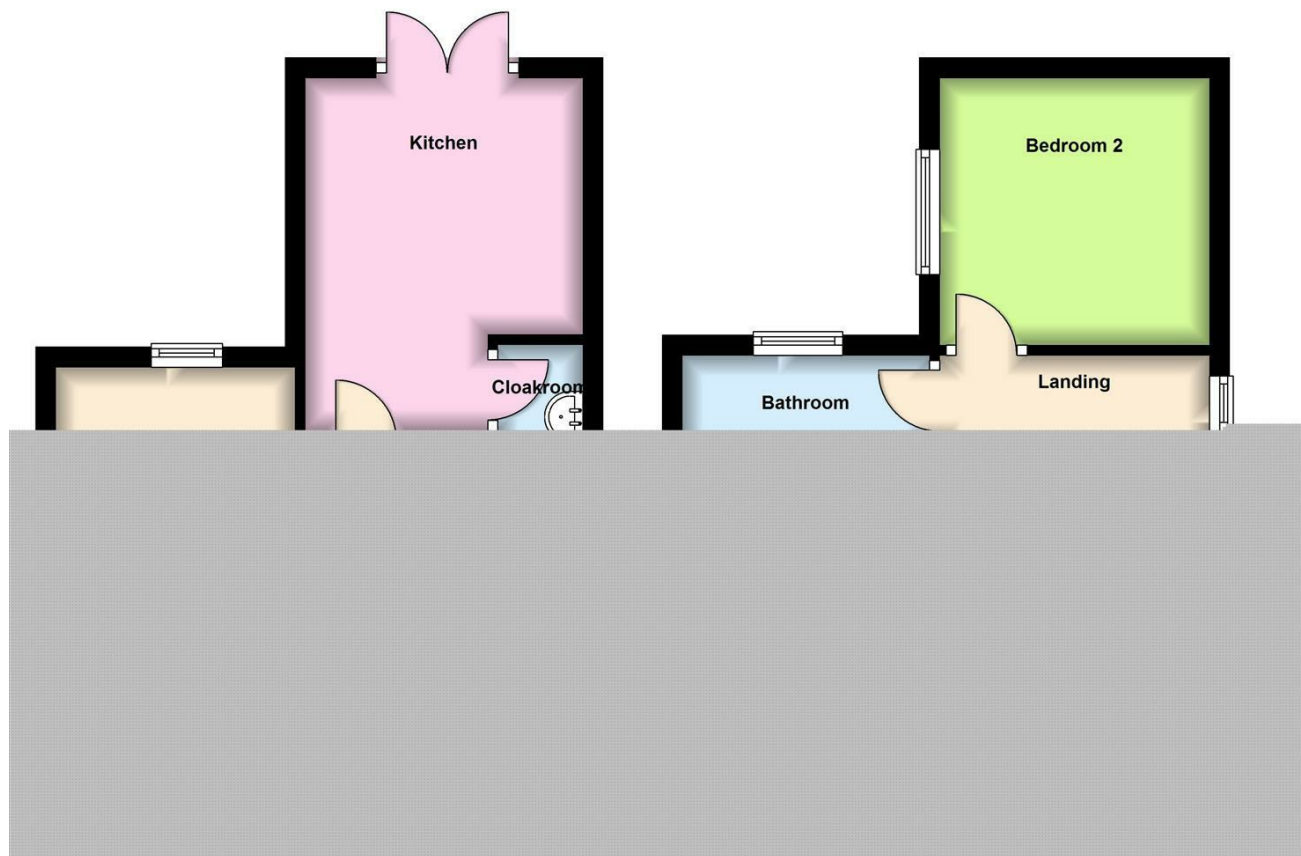


### Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)

### First Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
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

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