

## 2 WESTFIELD DRIVE SPALDING, PE11 3TW

**£995 PER MONTH**

Sedge Estate Agents are pleased to offer this well-presented detached house to rent, located in the popular village of Pinchbeck. The property benefits from gas central heating, a driveway, and a garage, along with enclosed gardens to the side and rear. The ground floor comprises an entrance hall, lounge, dining room, kitchen, utility room, and a bathroom. To the first floor are two generously sized double bedrooms. The property is available to rent immediately at £995 per calendar month. Council Tax Band B (current annual charge approximately £1,729.42). EPC rating is currently awaited.

## 2 WESTFIELD DRIVE

- Detached house in the popular village of Pinchbeck • Available to rent immediately with Sedge Estate Agents • £995 per calendar month • Two spacious double bedrooms • Bright lounge and separate dining room • Kitchen with additional utility room • Ground floor bathroom • Gas central heating throughout • Driveway and garage providing off-road parking • Enclosed side and rear gardens



### Accommodation

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##### Ground Floor

Lounge: 3.53m x 4.52m (window to front)

Dining Room: 4.57m x 2.72m (window to front)

Kitchen: 3.86m x 4.19m (window to rear, storage cupboard)

Utility Room: 2.13m x 3.86m (two windows to rear)

Bathroom: Window to rear, storage cupboard

Entrance Hall: Stairs to first floor

Garage: Up and over door

##### First Floor

Bedroom 1: 3.48m x 3.63m

Bedroom 2: 2.74m x 3.61m (window to rear)

Landing: 1.04m x 3.61m

# 2 WESTFIELD DRIVE





SEDGE

Your Local Property Expert

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### ADDITIONAL INFORMATION

**Local Authority** – South Holland

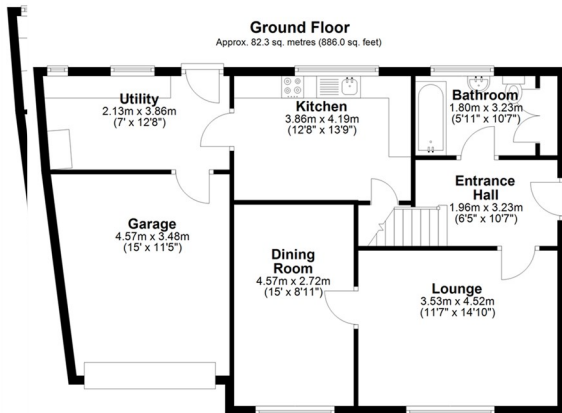
**Council Tax** – Band B

**Viewings** – By Appointment Only

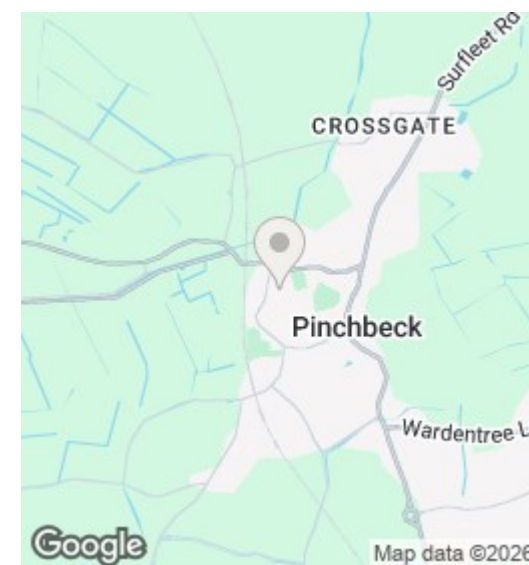
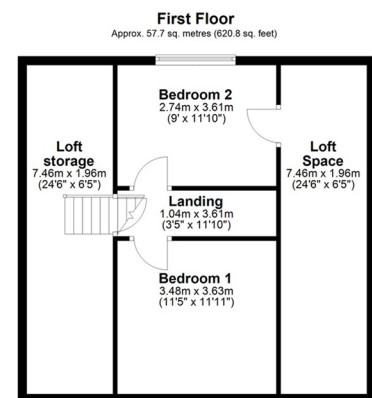
**Floor Area** – sq ft

**Tenure** –





Total area: approx. 140.0 sq. metres (1506.8 sq. feet)  
**2 Westfield**



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		
<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

Spalding Office Lettings  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

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

