
TO LET

SPRING LANE, SEDGEFIELD



4 BEDROOM SEMI-DETACHED HOUSE

We are delighted to offer for rental this superbly presented and recently modernised four bedroom semi-detached house, situated with walking distance of Sedgefield Village. This property benefits from Gas Central Heating and Double Glazing. Accommodation briefly comprising of: Entrance hall, lounge with bay window. Modern fully fitted kitchen/diner with built-in appliances and French doors to patio and rear garden. To the first floor are four bedrooms, the master bedroom having En-Suite shower room. Family bathroom fitted with a modern white suite. Externally is a single garage, gardens to front and rear and driveway offering off-road parking. **EARLY VIEWING RECOMMENDED.**

RENT £750 PCM (unfurnished)

RENT £800 PCM (furnished)

ENTRANC HALL:	Upvc door with glazed inset panel, radiator, access to first floor.
LOUNGE: (15'07"x13'10")	Upvc double glazed bay window, radiator, feature fire surround with marble hearth.
KITCHEN: (25'01"x9'10)	Fitted with a range of wall and base units in white with heat resistant work surfaces incorporating a stainless steel sink with drainer and mixer tap, integrated dishwasher, fridge and freezer, built-in oven, hob and extractor, matching units with worktop offering a breakfast bar. Two double glazed windows, laminate flooring, double glazed doors leading to rear garden, storage cupboard, and radiator.
FIRST FLOOR:	Stair access to landing, loft access, radiator.
BEDROOM 1: (12'07"x12'07")	Double glazed window, radiator.
EN-SUITE:	Fitted with a tiled corner shower cubicle with shower unit, pedestal hand wash basin, WC, chrome ladder radiator, double glazed window, spotlights to ceiling.
BEDROOM 2: (11'03"x9'06")	Double glazed window, radiator.
BEDROOM 3: (9'04"x9'01")	Double glazed window, radiator.
BEDROOM 4: (10'08"x8'10")	Double glazed window, radiator
BATHROOM: (7'04"x5'07")	Fitted with a modern white suite comprising: panel bath, pedestal hand wash basin, WC, fully tiled walls and floor, chrome ladder radiator, double glazed window.
EXTERNALLY:	To the rear is an enclosed garden with timber decked patio area. To the front is an enclosed garden and driveway leading to the single garage with up and over door.