

BELL



16, TOWNHILL LANE
Bucknall, Woodhall Spa

2 1 1

£850 Per Month

- Rent £850 per calendar month ; Deposit £980.76.
- Semi Detached House.
- Contact Horncastle Office - 01507 522222 - option 2.
- EPC - D, Council Tax - A.
- 2 Bedrooms.



A nicely presented 2 bedroom semi-detached house has become available To Let in the pleasant village of Bucknall.

Bucknall is within a short cars journey to the Georgian Market Town of Horncastle, popular Woodhall Spa and the Historic City of Lincoln which offer a good range of amenities. The popular and sandy Lincolnshire coast is close by as are the picturesque and famous Lincolnshire Wolds which are designated as an "Area Of Outstanding Natural Beauty".

The property is located in a modern residential estate with pretty central green and the accommodation briefly comprises:-

GROUND FLOOR:-

Hall; with good sized under stairs cupboard, stairs rising to the first floor and access to a Modern Fitted Kitchen; comprising eye and base level units, sink, built in electric oven, hob and extractor, the tenant will have use of the washing machine and fridge freezer, both freestanding, whilst in working order. Lounge; with a potential dining area, also having French doors leading to the rear garden. Cloakroom; comprising hand wash basin and low level WC.

FIRST FLOOR:-

Landing; with access to roof space, Two good sized Bedrooms; the master having wardrobes, Family Bathroom; comprising panel bath, shower cubicle, hand wash basin and low level WC.

OUTSIDE:-

Single Garage and parking space, enclosed rear garden, laid to lawn, patio and decking.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Horncastle Lettings

Old Bank Chambers Bull Ring
Horncastle
Lincolnshire
LN9 5HY

01507 522222

lettingshorncastle@robert-bell.org
<https://robert-bell.org/>

BELL