

BELL



**1 KINGS WALK,
WOODHALL SPA**

£825 Per Month

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- Rent £825, Deposit £951.92.
- Semi-Detached Dormer Bungalow.
- Contact Horncastle Office - 01507 522222 option 2.
- EPC Rating - D Council Tax Band - A.
- 2 Bedrooms.



This SEMI DETACHED DORMER BUNGALOW is located within the vicinity of the renowned Championship Golf Course within easy reach for most of local shopping and leisure facilities.

The house offers the following accommodation: ENTRANCE HALL including access to understairs storage; LOUNGE; DINING ROOM; KITCHEN fitted with white fronted cabinets including base units to worktops, wall cupboards, inset single drainer stainless steel sink unit, integral electric oven, gas hob, refrigerator and walk-in storage cupboard; Rear Lobby with cloaks area; TOILET; UTILITY ROOM with slim line base cupboard to worktop, double wall cupboard, plumbing for a washing machine: From the Entrance Hall stairs to first floor landing; BEDROOM 1 double including access to the airing cupboard; BEDROOM 2 double; BATHROOM with white suite of w.c., washbowl and bath with electric shower over. Carpets Gas Central Heating: Double Glazed

Gardens: Parking space for one vehicle



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(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

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