

BELL

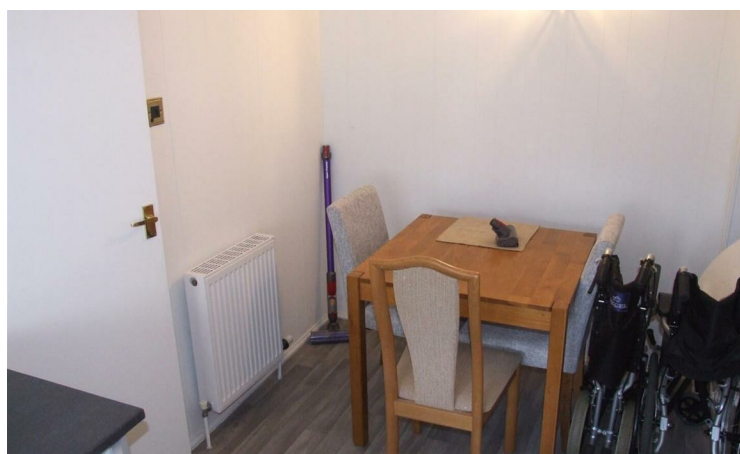


56B, WEST STREET
Horncastle

2 2 2 E

£845 Per Month

- Barn Conversion
- Short Walk from Horncastle Town Centre
- 3 Reception Rooms
- Modern Fitted Kitchen
- Viewing Recommended
- Historic Market Town of Horncastle
- 2 Bedrooms with additional flexibility
- Gas Central Heating
- Outside breakfast space
- Unfurnished, although some furnishings can be available



An opportunity has arisen to rent a BARN CONVERSION in the Historic Market Town of Horncastle. The property is a short walk from the town's Market Place and offers a large floor area over two floors, allowing for multi purpose options. Horncastle is located at the gateway to the Lincolnshire Wolds which are designated as being an area of Outstanding Natural Beauty. The City of Lincoln is a short cars journey away which offers further amenities, as is the popular Lincolnshire coast. The accommodation in brief comprises:

GROUND FLOOR:
 PORCH; HALL; BEDROOM 1; ENSUITE-SHOWER and W.C.; CONSERVATORY; BEDROOM 2; ENSUITE WET ROOM and W.C.; KITCHEN ANNEX; UTILITY AREA; RECEPTION 1 ideal for dining, study or t.v. room; UTILITY ROOM.

FIRST FLOOR:
 LANDING; LOUNGE; MODERN FITTED KITCHEN with eye and base level units and open dining area; W.C.

OUTSIDE:
 Breakfast area ideal for sitting out in; on street parking.
 Gas Central Heating



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		
		54
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.

Lettings Fees:- There are no application or referencing fees payable. More information on charges to Tenants including Alterations to Tenancy Agreement, Defaults, Breaches and Utilities can be found on our downloads on our website, www.robert-bell.org, and copies are displayed in our offices and can be provided on request.

Horncastle Lettings

Old Bank Chambers Bull Ring
 Horncastle
 Lincolnshire
 LN9 5HY

01507 522222
lettingshorncastle@robert-bell.org
<https://robert-bell.org/>

