



**BLUEBELL HOUSE, WELLSYKE LANE
KIRKBY-ON-BAIN, WOODHALL SPA, LN10 6YU**

£2,750 PER MONTH

- Detached House.
- 5 to 6 Bedrooms.
- Rent £2750; Deposit £3173.08.
- EPC - D; Council Tax - D.

BELL

An opportunity has arisen to rent a large, detached house with 5/6 bedrooms located on the edge of the village of Kirkby On Bain which is a short cars journey to popular Woodhall Spa which has a wide range of retail, leisure and commercial facilities and good schooling. The market Towns of Horncastle, Boston and Sleaford are a short cars journey away as is the Historic City of Lincoln which offer further amenities. Situated within close car range to the Lincolnshire Wolds (designated as being an area of Outstanding Natural Beauty) and the sandy and popular Lincolnshire coast the property is ideally located for a mix of activities. RAF Coningsby the Home of the Battle of Britain Memorial Flight is also close by.

The accommodation in brief comprises:-

Ground Floor:-

Entrance Hall (with stairs leading to the first floor), Modern Fitted Kitchen with open dining and views over the rear garden, Family room with further countryside views and access to the rear and side gardens and feature wood burner. Bedroom, Study with open fire and downstairs Cloakroom. Formal Lounge, Utility.

First Floor:-

Landing, 5 Bedrooms, the master having an ensuite (Modern Fitted to a high standard) and Family Bathroom (Modern Fitted to high standard).

There is storage / outbuilding space and approximately 4 acres of paddock land, subject to a measured survey, mainly laid to lawn and with feature large pond.

The Landlords have confirmed some redecorating will be completed, the property has been finished to a high specification and is available unfurnished.

Oil Central Heating, Double Glazed, No Smokers.

Pets at Landlords Discretion.

Subject to an agreement the Property could be available with garden space but with reduced land.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 61 | 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

Horncastle Lettings
Old Bank Chambers Bull Ring
Horncastle
Lincolnshire
LN9 5HY

01507 522222
robert-bell.org

