

BELL

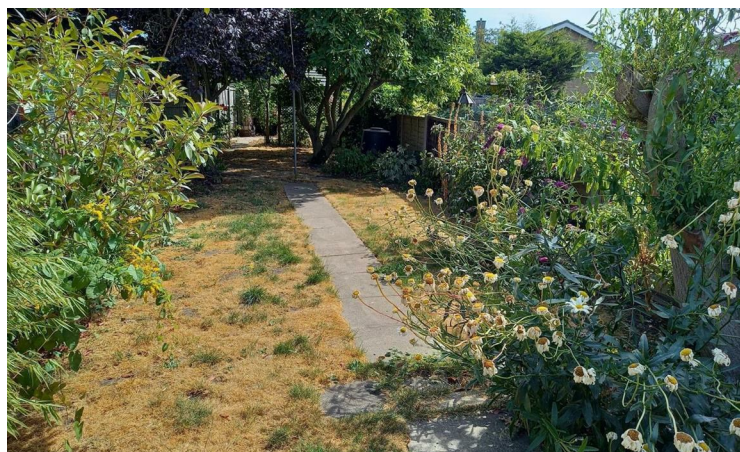


5, BARDNEY ROAD
Wragby, Market Rasen

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£775 Per Month

- Mid Terrace Cottage
- 2 Bedrooms
- Dining area open to Kitchen
- Electric Heating
- Short cars journey to the Historic City of Lincoln
- To Let
- Enclosed pleasant mature rear garden and greenhouse
- Recently redecorated
- Central to Wragby with its range of amenities
- Viewing Recommended



A nicely presented recently redecorated Terrace House has become available in Wragby. Wragby has a mix of retail, leisure and commercial facilities and is within a short cars journey to the City of Lincoln and Market Towns of Horncastle and Louth. Popular Woodhall Spa is also close by as are the picturesque Lincolnshire Wolds which are designated as an area of "Outstanding Natural Beauty". The accommodation in brief comprises:-

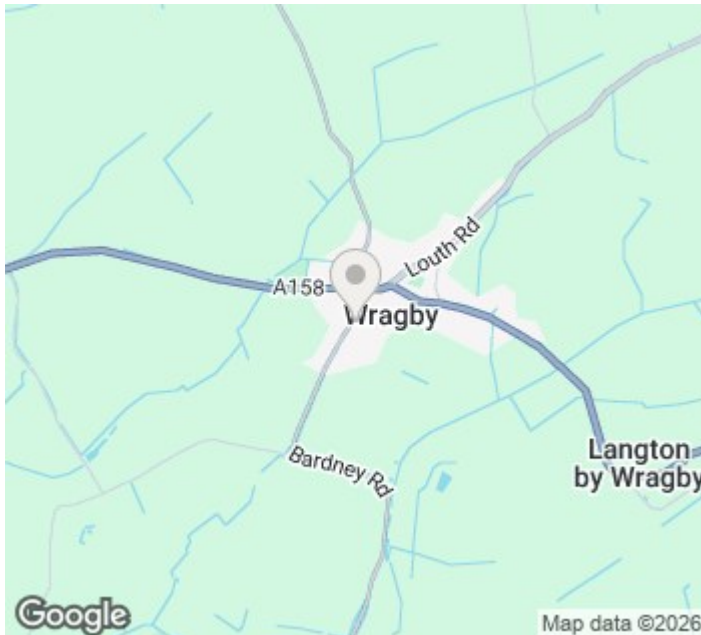
Ground Floor:- Enclosed Porch leading to the Lounge with feature decorative fireplace. Dining Area open plan to the Kitchen, with eye and base level units. Family Bathroom comprising, panel bath with shower, hand wash basin and low level WC.

First Floor:- with Landing, airing cupboard and two good sized bedrooms.

Outside:- there are enclosed gardens to the front and rear, mainly laid to lawn with some mature trees and bushes, the rear garden is very pleasant and has the benefit of a store and greenhouse.

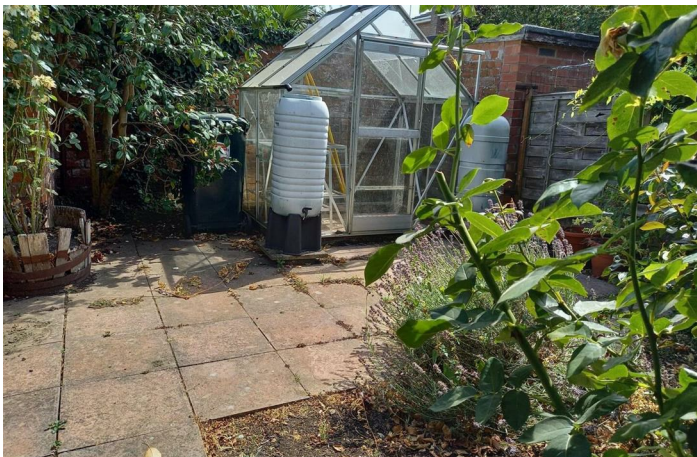
Electric Heating, available unfurnished.

On Street Parking, No Smokers.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		45
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

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