

**BELL**



**35, BLENHEIM ROAD  
CONINGSBY, LINCOLN**

**£925 PCM**

 2  3  1  C

- Modern DETACHED HOUSE
- Within easy reach of local amenities
- Rent: £750 | Deposit £865.38
- 3 Bedrooms
- EPC Rating - C
- Contact Horncastle Office - 01507 522222, Option 2



This modern DETACHED HOUSE is located on a no through road within easy reach of local shopping, schools and R.A.F. Coningsby. The Market Towns of Horncastle, Boston and Sleaford, popular Woodhall Spa and the Historic City of Lincoln are a short cars journey away which offer a further range of retail, leisure and commercial facilities. Coningsby itself is the home of the "Battle of Britain Memorial Flight".

The house offers the following accommodation:

GROUND FLOOR:-

ENTRANCE HALL with stairs to first floor, KITCHEN modern fitted with eye and base level units, oven, hob and extractor, TWO RECEPTION ROOMS ideal for relaxing and dining; CONSERVATORY double glazed and French doors to the garden.

FIRST FLOOR:-

LANDING, THREE BEDROOMS (two double and one single - having some wardrobe space); SHOWER ROOM with walk in shower, hand wash basin and low level WC.


OUTSIDE:-

Parking for several vehicles, enclosed rear garden mainly laid to lawn with some patio; brick & pantile Garden Shed/Gym/ Study with electric supply.

No Smokers; No Pets. Double Glazed, Gas Central Heating.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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