

BELL



**31, CURZON ESTATE
Tattershall,**

 3  1  1  D

£795 Per Month

- Rent £795, Deposit £917.30
- 3 Bedrooms
- Central to Tattershall
- Council Tax Band -A
- Contact Horncastle Office
- Semi-Detached House
- Enclosed gardens
- Viewing Recommended
- Energy Rating - D



THIS SEMI DETACHED HOUSE IS LOCATED ON A NO THROUGH ROAD WITHIN EASY WALKING DISTANCE OF THE LOCAL SHOPS AND VILLAGE PRIMARY SCHOOL, RAF CONINGSBY IS ONLY A SHORT DISTANCE AWAY. THE ACCOMMODATION COMPRISES: ENTRANCE HALL, LOUNGE/DINING ROOM with double aspect and coal effect fire to the fireplace; KITCHEN fully fitted with base units to worktops, wall cupboard, electric oven, gas hob, extractor hood, plumbing for a washing machine, space for a larger fridge, ceramic tiled flooring and large storage cupboard. From the Hall, stairs to LANDING; BEDROOM 1 double; BEDROOM 2 double; BEDROOM 3; single; BATHROOM with white suite including washbowl to vanity unit, electric shower over the bath and ceramic tiled flooring. Carpets: Gas central heating: Double glazing: Enclosed rear garden, NO SMOKERS.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(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

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