



BELL

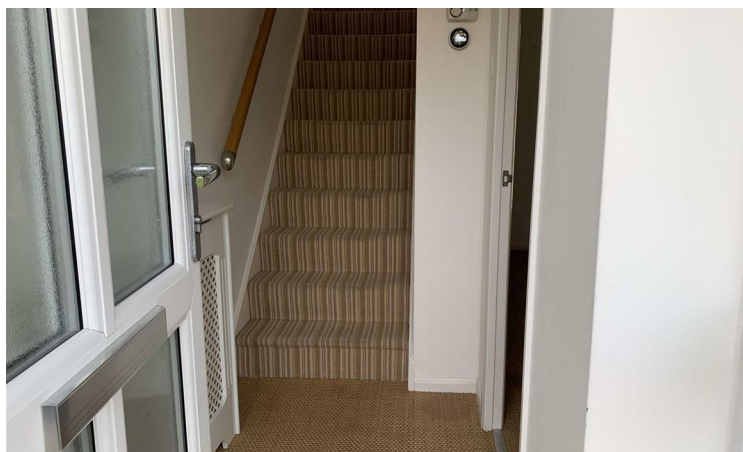


72, COLLEGE CLOSE
Horncastle

 3  1  1  C

£875 PCM

- Rent £875 Deposit £1009.61
- Semi-detached House
- Contact Horncastle Office 01507 522222
- EPC Rating C Council Tax Band B
- 3 Bedrooms



A nicely presented 3 bedroom semi detached house located in popular College Close, a modern residential estate on the outskirts of the Historic Market Town of Horncastle.

Horncastle has a mix of retail, leisure and commercial facilities and is within a short cars journey to the City of Lincoln which has a wider mix of amenities, the pretty Lincolnshire Wolds classed as an area of "Outstanding Natural Beauty" and the popular Lincolnshire Coast.

The accommodation comprises:-

Ground Floor:-

Enclosed Porch, Hall (with stairs rising to the first floor), Lounge (overlooking the front garden), Dining room (having a patio door leading to the rear garden and arch to the kitchen), Kitchen (with eye and base level units, modern design, sink and integral oven, hob and extractor. There is also an integrated dishwasher and larder fridge available with the property).

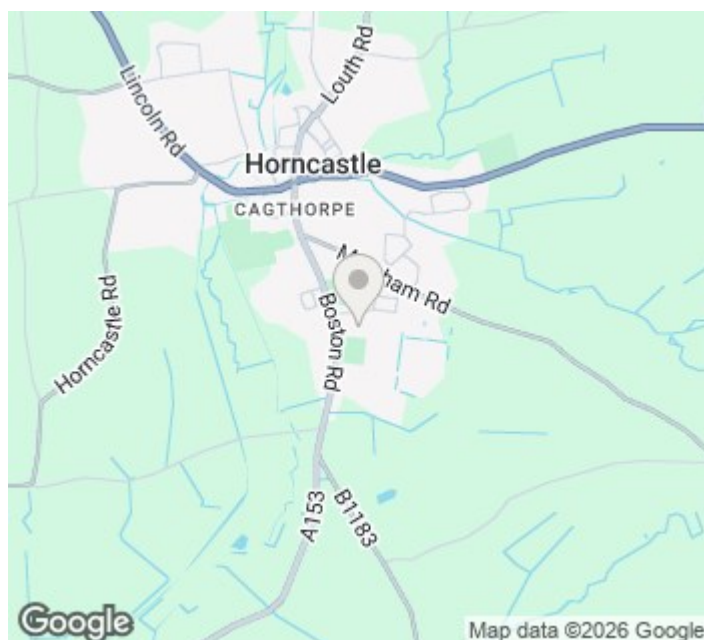
First Floor:-

Landing (with loft access), Three bedrooms (two double and one single), Family bathroom (comprising panel bath with shower over, hand wash basin and low level WC).

Outside:-

With gardens to the front and rear, mainly laid to lawn, the rear garden being enclosed, single garage and parking for one vehicle with the additional benefit of a car charging port available.

The property has the benefit of double glazing, gas central heating and is available unfurnished.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(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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