



43 BEEHCROFT DRIVE GAINSBOROUGH, DN21 4EF

£850 PCM

AVAILABLE NOW! This well presented, modern two bedroom home is located within the well established residential area of Kirton Lindsey. The property is conveniently positioned close to local shops, schools, and everyday amenities, with the town centre and transport links easily accessible. The area is well suited to professionals, couples, or small families looking for a comfortable home in a popular location.


The accommodation offers two well proportioned double bedrooms and a family bathroom fitted with a shower over the bath. To the ground floor, there is a bright and inviting lounge, a practical kitchen/dining area ideal for modern living, and a useful downstairs cloakroom.

Outside, the property benefits from a rear garden, providing an enjoyable outdoor space. To the front, there is off street parking, along with a shared passageway offering access to the rear garden.

BELL



EPC Rating: B Council Tax Band: B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			97
(81-91) B		84	
(69-80) C			
(55-68) D			
(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

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