

BELL



14, MAIDEN COURT
Saxilby, Lincoln

 2  1  1  D

£850 Per Month

- MODERN END-OF-TERRACE TOWNHOUSE
- OFF-ROAD PARKING
- RENT £850 / DEPOSIT £980.76
- 2 BEDROOMS
- ENERGY RATING: D / COUNCIL TAX BAND: A
- CONTACT LINCOLN: 01522 538888



A TWO BEDROOM END-OF-TERRACE TOWNHOUSE IN THE POPULAR VILLAGE OF SAXILBY, SITUATED CLOSE TO ALL LOCAL AMENITIES AND RAILWAY ACCESS. THE PROPERTY IS CONVENIENT FOR TRAVELLING TO LINCOLN CENTRE, THE A46, A57 AND SURROUNDING AREAS.

THE PROPERTY OFFER THE FOLLOWING ACCOMMODATION:

GROUND FLOOR: ENTERANCE HALL: LOUNGE DINER (WITH FRENCH DOORS TO REAR): KITCHEN (WITH A RANGE OF UNITS, INTEGRAL GAS HOB AND ELECTRIC OVEN).

FIRST FLOOR: ONE DOUBLE BEDROOM (WITH BUILT IN STORAGE), ONE SINGLE BEDROOM AND FAMILY BATHROOM (WITH SHOWER OVER BATH).

FURTHER BENEFITS INCLUDE: GAS FIRED CENTRAL HEATING: REAR GARDEN AND OFF STREET PARKING:

"Lettings Fees:- There are no application or referencing fees payable. More information on charges to Tenants including Alterations to Tenancy Agreement, Defaults, Breaches and Utilities can be found on our downloads on our website, www.robert-bell.org, and copies are displayed in our offices and can be provided on request."



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	66	
(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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