

BELL

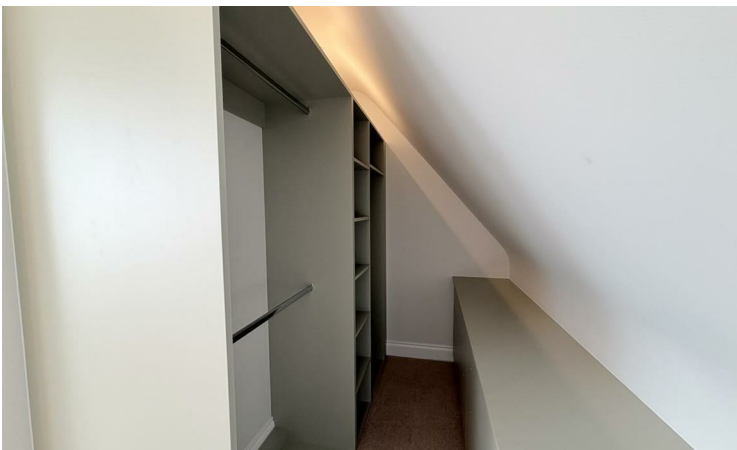


BREWERS COTTAGE, STATION ROAD
Potterhanworth, Lincoln



£995 Per Month

- RENT: £995.00 / DEPOSIT: £1148.08 • EPC: C / COUNCIL TAX BAND: TBC
- COMPLETELY RESTORED AND REFURBISHED
- CONTACT LINCOLN: 01522 538888
- VILLAGE LOCATION



Brewers Cottage is a charming and sympathetically restored one bedroom cottage located in the sought-after village of Potterhanworth. Combining character features with stylish contemporary finishes, this unique home has been completely renovated and extended to an exceptional standard throughout. The property offers beautifully presented accommodation with high quality fixtures and fittings, creating a superb rental opportunity for those seeking stylish village living in a character property.

The accommodation briefly comprises a bright and welcoming kitchen/dining space fitted with a brand new contemporary kitchen featuring modern cabinetry, integrated appliances and quality work surfaces. Also to the ground floor is a stylish newly fitted shower room with walk in shower, a useful store cupboard and a spacious lounge with doors leading out to the rear garden.

To the first floor is a generous double bedroom benefitting from fitted wardrobe space, with the property continuing to showcase a high specification finish throughout.

Externally, the property enjoys attractive stone elevations beneath a pitched tiled roof, with off road parking and an enclosed rear garden.

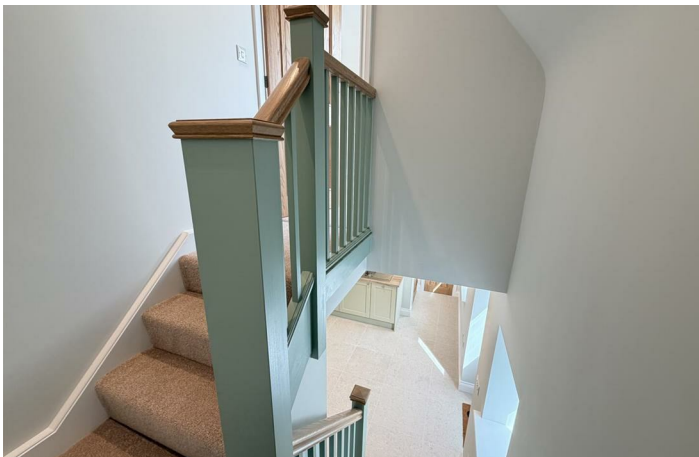
Viewing is highly recommended to fully appreciate the quality of restoration and finish on offer at Brewers Cottage.

"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		
(69-80) C	69	
(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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