

# BELL



7, WESLEY ROAD  
Cherry Willingham, Lincoln



£900 PCM

- RENT: £900.00 PCM / DEPOSIT: £1038.46
- SEMI DETACHED HOUSE
- VILLAGE LOCATION
- EPC: B / COUNCIL TAX BAND: A
- TWO BEDROOMS
- CONTACT LINCOLN: 01522 538888



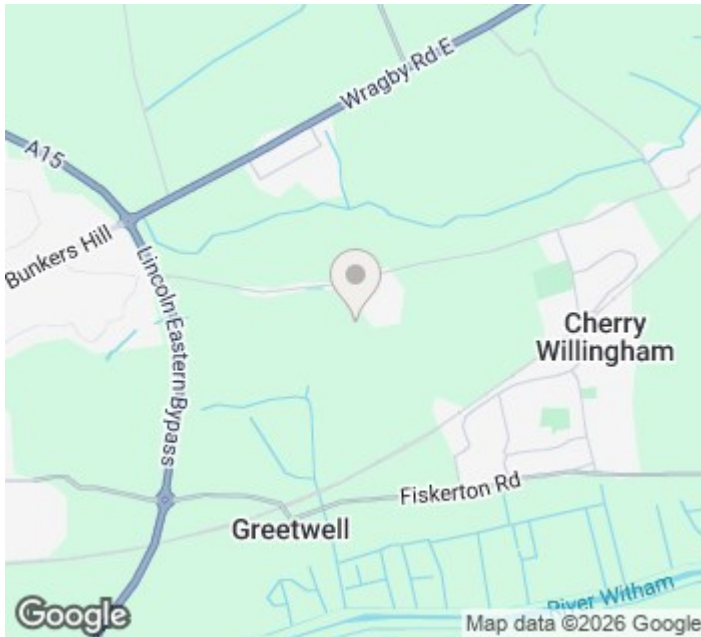
Situated within the highly sought-after village of Cherry Willingham, this attractive two-bedroom semi-detached home offers modern, low-maintenance living in a convenient commuter location just a short distance from Lincoln.

The well-appointed accommodation briefly comprises an inviting sitting room, downstairs cloakroom/WC, and a spacious open-plan kitchen/diner featuring a handcrafted Peter Jackson kitchen with a range of contemporary fitted units, integrated gas hob, electric oven and washing machine. To the first floor are two generous double bedrooms and a modern family bathroom.


Additional benefits include gas central heating, uPVC double glazing throughout, quality floor coverings, allocated parking, enclosed gardens, and a useful shed/bin store. Located within a modern residential development, this property is ideal for professionals, couples, or small families seeking comfortable village living with excellent access to Lincoln and surrounding areas.

RENT: £900.00  
 DEPOSIT: £1038.46  
 ENERGY RATING: C  
 COUNCIL TAX BAND: A

"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](http://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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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