

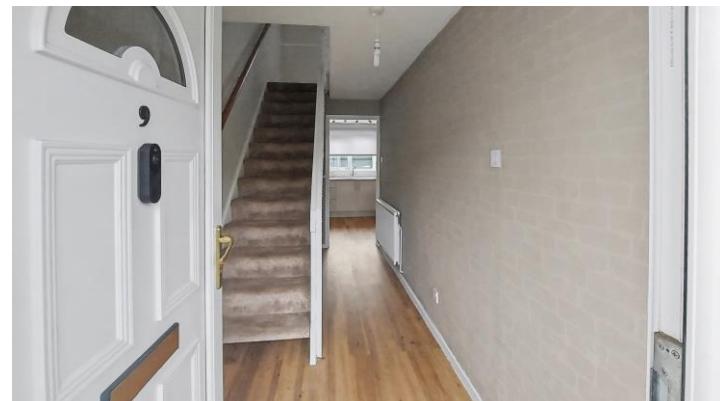


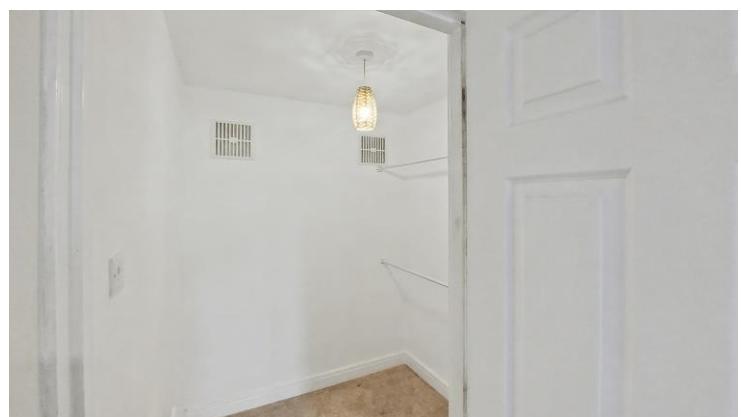
- Sought After Tattershall Location
- Large Kitchen Diner
- 2 Double Bedrooms
- Family Shower Room
- Rear Garden with Patio and Shed
- Separate Garage
- Available Now!

Clinton Park, Coningsby, LN4 4PR
Monthly Rental Of £795



Starkey&Brown are pleased to offer for let this well-presented two-bedroom mid-terrace house, pleasantly situated on the edge of a residential area and enjoying open rural views to the rear. The property benefits from gas central heating and uPVC double glazing throughout. Accommodation briefly comprises a welcoming entrance hall, living room and large kitchen diner. To the first floor there are two double bedrooms and a third room ideal for storage or walk-in wardrobe and a family shower room. Externally, there is an enclosed rear garden with a timber shed, while a garage located within a nearby block provides additional storage or parking. The property is available now and conveniently located with shopping, social, and educational facilities in Tattershall and Coningsby within easy reach, making this an ideal home for professionals, couples, or small families. Council Tax band: A, EPC rating: D, Holding Deposit £183 and Deposit £917.



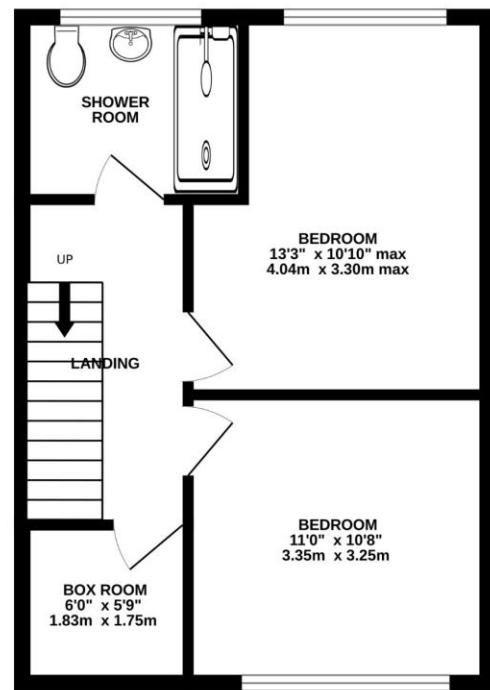
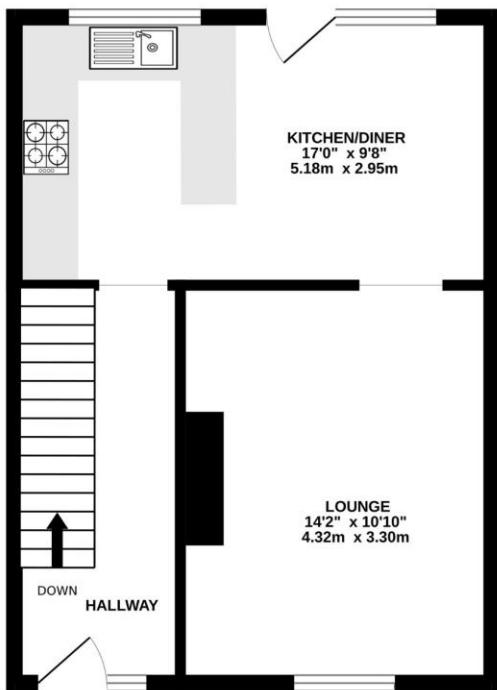




GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



DRYDEN COURT, CLINTON PARK, TATTERSHALL, LN4 4PR

TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

Money Laundering regulations 2003: It is a mandatory requirement that all purchasers and sellers produce identification documentation before we can proceed with any sale. We thank you for your co-operation. Services: We regret that none of the services, equipment or appliances at the property have been tested by ourselves and therefore we cannot guarantee their working order or condition. Potential purchasers are strongly advised to carry out their own tests or enquiries before finalising their purchase. These particulars are issued as a general guide and do not form part of any contract nor do they at any stage represent factual information. Starkey & Brown trading as Starkey & Brown Ltd, 34 Silver Street, Lincoln, LN2 1EH. Company Registration Number 6081031

The information is provided and maintained by Starkey & Brown Estate Agents, Lincoln. Please contact selling agent or developer directly to obtain any information which may be available under the terms of the Energy Performance and Buildings (Certificates & Inspections) (England & Wales) Regulations 2007 and the Home Information Pack Regulations 2007.

Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendor's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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