

# BELL



8, SUSSEX GARDENS  
Scampton, Lincoln

 2  1  1  D

£800 Per Month

- RENT: £800.00 PCM / DEPOSIT: £923.07
- TERRACE HOUSE
- CONTACT LINCOLN: 01522 538888
- EPC: D / COUNCIL TAX BAND: A
- 2 DOUBLE BEDROOMS



A spacious and well-presented two double bedroom terraced home, located in Scampton and ideally suited to professionals, couples, or small families.

The property offers excellent access to the A15, Lincoln city centre, and the A46 bypass, making it perfect for commuters seeking a quieter location.

The accommodation comprises an entrance hall, a bright and comfortable living and dining area with electric fire, and a fitted kitchen with cooker and hob.

To the rear, there is a useful utility area with additional storage and direct access to the garden.


Upstairs, there are two generously sized double bedrooms along with a family bathroom featuring a shower over the bath.

Further benefits include a large rear garden, gas central heating, and full double glazing throughout.

"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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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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