



## BREWERY HOUSE MARKET PLACE

MARKET RASEN, LN8 5QU

£825 PCM

A lovely semi detached two bedroom house located in a modern mews development in the market town of Wragby having the benefit of two car parking spaces. There is an enclosed rear garden mainly laid to block work and gravel. The property benefits from LPG gas central heating and double glazing. The accommodation comprises: Ground Floor: hall, modern fitted kitchen (with cooker, extractor and hob), lounge (with French doors to the rear garden) and cloakroom (with additional utility space). First Floor: landing, two double bedrooms and shower room (with large walk in shower, hand wash basin and low level WC). The property benefits from digital TV points in all rooms and low energy spot lighting. The property is available unfurnished

**BELL**



**EPC Rating:**      **Council Tax Band: A**

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>			
(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

Horncastle Lettings  
 Old Bank Chambers Bull Ring  
 Horncastle  
 Lincolnshire  
 LN9 5HY

