

BELL



12, WOODBRIDGE WAY
Woodhall Spa



£925 PCM

- Rent £795 Deposit £917.31
- Semi-detached House
- Contact Horncastle Office 01507 522222
- EPC Rating
- 3 Bedrooms



A well presented THREE BEDROOM SEMI-DETACHED HOUSE located in a popular residential area in the sought after Village of Woodhall Spa.

Woodhall Spa has a mix of shopping, social, and educational facilities which are all within walking distance of Woodbridge Way.

The accommodation comprises:

GROUND FLOOR: HALL with stairs to first floor; LOUNGE facing the front garden; KITCHEN/DINER modern fitted with eye and base level units, electric oven, gas hob, and extractor over, French doors to rear garden; CLOAKROOM with w.c. and hand wash basin.

FIRST FLOOR: Landing with airing cupboard; 3 BEDROOMS

[2 double, 1 single, the Master facing the rear garden]; FAMILY BATHROOM with bath, shower over, pedestal hand wash basin, and low level w.c.

OUTSIDE: Detached garage, parking for several vehicles, enclosed rear gardens mainly laid to lawn. Front garden, gardens mainly laid to lawn.

Gas Central Heating



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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