



## 46 WEST STREET HORNCastle, LN9 5JF

**£725 PER MONTH**

An opportunity has arisen to rent this fully renovated 2 bedroom cottage in Horncastle. The property has the benefit of an allocated parking space and is ideally situated for the town centre.

The accommodation comprises: Hallway, with a separate WC, fully fitted kitchen/dining room with base and eye level units, built-in oven, hob and extractor fan and a separate downstairs utility cupboard. All white goods will be gifted. Door through to the lounge with Dimplex electric fire.

Stairs to the bedrooms, both doubles and a bathroom with shower over the bath, wc and wash basin.

Gas central heating, mains water and drainage.

**BELL**



**EPC Rating: D    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>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	
(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

01507 522222  
 lettingshorncastle@robert-bell.org  
 robert-bell.org

