



***PROPERTY MANAGEMENT***  
***WOODHALL SPA 01526 353185***  
**BRIERLEY, ALBANY ROAD**  
**WOODHALL SPA**



**£1450 Per Calendar Month**  
**Deposit £1673**

All applications are subject of satisfactory references with tenancies being subject to contract and we reserve the right to decline an application.

### **Description**

Desirable modern semi-detached house, located close to village centre. Comprising of two reception rooms, spacious kitchen with breakfast bar, fitted electric oven and gas hob, utility room, downstairs cloakroom. There are several appliances, washing machine, dishwasher, fridge and freezer. Three bedrooms (two en-suites) and family bathroom to first floor. Two bedrooms and a separate shower room to second floor. Drive parking for several cars and spacious garden.

Apologies no smoking permitted. Pets by Negotiation, additional rent payable.

### **About The Area**

The spa town of Woodhall lies approximately 17 miles south of Lincoln, surrounded by pine woods, it is situated between the Fens to the south and the Wolds to the north and is well known for its unique character and charm.

**Walters Estate Agents - 3 Station Road, Woodhall Spa, LN10 6QL**

***Please call Heidi for more information - 01526 353185***