



**WEST COTTAGE SAUSTHORPE ROAD
SPILSBY, PE23 4JJ**

£895 PER MONTH

A nicely presented recently refurbished two bedroom semi-detached property has recently become available in the village of Partney which is within a short drive to the Market Towns of Horncastle, Spilsby and Louth and the popular and sandy Lincolnshire coast; all of which have a wide range of commercial, retail and leisure facilities. The famous Lincolnshire Wolds are close by which are "designated as an area of outstanding natural beauty".


The accommodation in brief comprises:-

Ground Floor:-

BELL



EPC Rating: E Council Tax Band: A

| 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 | | 52 | 67 |
| (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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