

# BELL

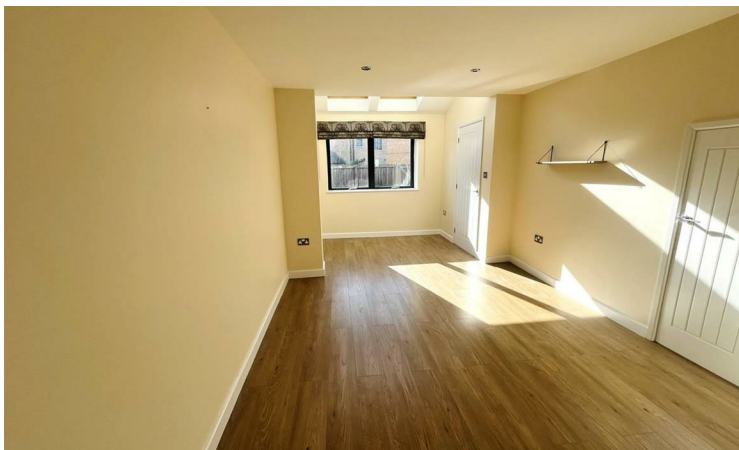


## SKEP COTTAGE, LOUTH ROAD Wragby, Market Rasen

 2  1  1  D

£850 PCM

- RENT: £850.00 PCM / DEPOSIT: £980.76
- MID TERRACE HOUSE
- VILLAGE LOCATION
- EPC: D / COUNCIL TAX BAND: B
- TWO BEDROOMS
- CONTACT LINCOLN: 01522 538888



A modern terrace house located in the popular town of Wragby within a short cars journey to the City of Lincoln, the market towns of Horncastle and Louth and the picturesque Lincolnshire Wolds. Wragby itself has a good mix of retail, commercial and leisure facilities.

The accommodation comprises:

Ground Floor: Modern Fitted Kitchen (with eye and base units, built in cooker, hob, extractor, washing machine and dishwasher): Open Plan Lounge/Dining Area (featuring skylight windows and views over the rear garden): Cloakroom:

There is a rear hall leading to the rear garden and stairs rising to the first floor:

First Floor: Landing: Two Bedrooms and Family Bathroom (with shower over bath):

Further Benefits Include: Rear Garden: Electric Underfloor Heating: Off Street Parking (two bays): Double Glazing:

"Lettings Fees:- There are no application or referencing fees payable. More information on charges to Tenants including Alterations to Tenancy Agreement, Defaults, Breaches and Utilities can be found on our downloads on our website, [www.robert-bell.org](http://www.robert-bell.org), and copies are displayed in our offices and can be provided on request."



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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

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