



Main Road, , Langrick, PE22 7AH

- SPACIOUS 818 sq ft TWO DOUBLE bedroom terraced house, ONLY a council tax BAND 'A'
- OFF ROAD parking, COUNTRYSIDE VIEWS
- Front GARDEN and rear COURTYARD with attached brick outbuilding and wooden shed
- MODERN fitted KITCHEN, WALK-IN PANTRY
- 123 sq ft MASTER BEDROOM excluding DOUBLE wardrobe recess, and SECOND DOUBLE BEDROOM
- AVAILABLE immediately, unfurnished, PETS may be ALLOWED
- UPVC double glazing and gas CENTRAL HEATING
- 245 sq ft dual aspect LOUNGE DINER
- W.C. and BATHROOM with separate SHOWER over the bath
- ONLY 0.7 miles to GROCERY STORE, 5 miles to Boston

£600 Per Calendar Month



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DESCRIPTION

This is a spacious 818 sq ft two double bedroom unfurnished terraced house that is available immediately, may allow pets at the landlord's discretion and has off road parking, in a hamlet with countryside views only 0.7 miles from Langrick Bridge Stores including groceries while nearby Langrick village has a village hall and church and the major town of Boston with supermarkets, hospital etc is only about 5 miles away.

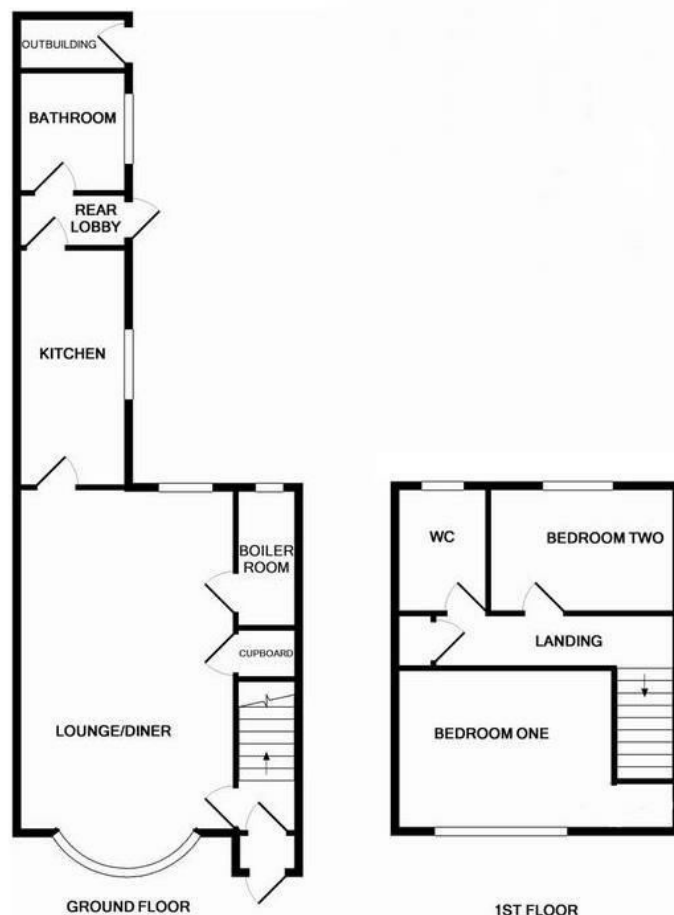
It also benefits from UPVC double glazing, gas central heating, mains electricity, water and drainage, is only a council tax band 'A' currently £1421.71 gross per annum.

The property consists of front lobby, entrance, 245 sq ft dual aspect lounge diner, boiler storage room, new 2020 modern fitted kitchen, rear lobby, downstairs bathroom having separate shower over the bath, landing with built in double cupboard, upstairs W.C, master bedroom a very generous 123 sq ft excluding large double wardrobe recess and there is the second double bedroom with countryside views.

Outside is the off road parking, front garden with council bin storage area and there is the rear courtyard with countryside views, attached brick outbuilding and wooden shed.

The property is to be let and managed by the agent at £650 pcm, unfurnished for at least a 6 month term, is available immediately, no smokers and the deposit bond is £750.





Viewings

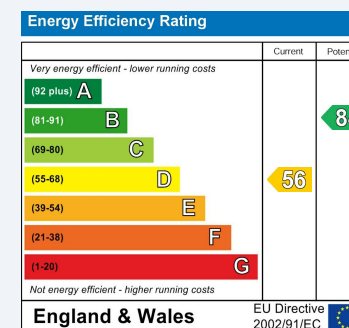
Please contact horncastle@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.