



3, Reynard Street, Spilsby

£700 Per Month



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**Willsons**  
— SINCE 1842 —

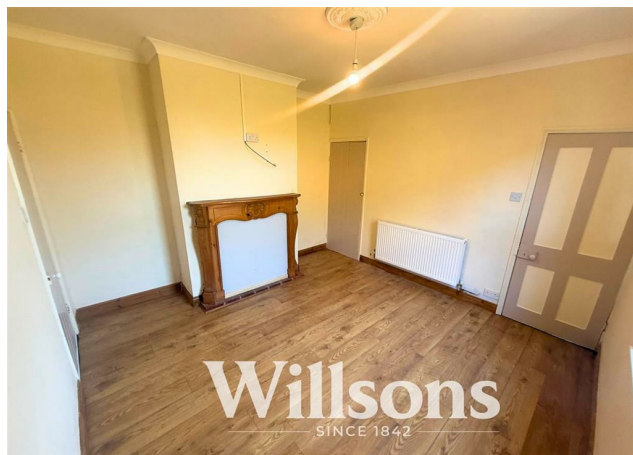
3, Reynard Street,  
, Spilsby,  
Lincolnshire, PE23 5JB

### "AGENT'S COMMENTS"

*Beautiful two-bedroom semi-detached property located close to Spilsby town centre and a short walk to local amenities. Property consists of kitchen, dining room, separate lounge, two bedrooms and modern bathroom. Benefitting from a full refurbishment throughout and off-road parking, this property also includes a gifted fridge-freezer and washing machine. Council Tax band A. EPC rating D. Deposit £807.69*

### LOCATION

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T. 01754 896100 | E. [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Viewings and Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings arranged convenient to yourselves between the hours of 9am - 5pm Monday to Friday, 9am - 12 noon Saturdays (or to suit tenant occupation).

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

### Accommodation

Two-bedroom semi-detached house with off-road parking and rear courtyard.

### Kitchen

4'7" x 15'7" (1.42 x 4.77)

UPVC double glazed window and door leading to rear courtyard, gas central heated radiator, porcelain sink, freestanding double electric cooker and grill with 4 ring hob, gifted freestanding fridge-freezer, gifted washing machine, range of wall and base units, sockets and switches.

### Dining Room

11'6" x 10'6" (3.51 x 3.21)

UPVC double glazed window with curtain rail, gas central heated radiator, storage cupboard with light and shelving, internet connection point, TV connection point, sockets and switches.

### Lounge

10'10" x 11'0" (3.32 x 3.36)

UPVC double glazed windows with curtain rails, gas central heated radiator, TV connection point, sockets and switches.

### Bedroom 1

12'1" x 11'3" (3.70 x 3.45)

UPVC double glazed window with curtain rail, gas central heated radiator, ornamental fireplace, storage cupboard housing gas boiler with shelving and coat hooks, TV connection point, sockets and switches.

### Bedroom 2

6'5" x 7'8" (1.98 x 2.34)

UPVC double glazed window with curtain rail, gas central heated radiator, sockets and switches.

### Bathroom

10'10" x 5'0" (3.31 x 1.53)

UPVC double glazed frosted window, freestanding vanity sink with storage drawers, toilet, large shower cubicle with waterfall shower head, towel rail radiator.

### Rear garden

Gravel and slabbed courtyard area with large storage shed and access to front of property via gate.





## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

