



14, Wellington Way

| Hemswell Cliff | DN21 5FN

£825 PCM



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

14

Wellington Way |
Hemswell Cliff | DN21 5FN
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GREAT LOCATION. A well presented 3 Bedroom Semi Detached, new build house located in the village of Hemswell Cliff.

Ideal location for traveling to Lincoln, Scunthorpe and Gainsborough. This nicely proportioned property has the benefits of and briefly comprises of a convenient entrance hall, cloak room, lounge/diner with French doors to the rear garden, fitted modern kitchen with cooker, hob, extractor fan, dishwasher, washing machine, fridge freezer. To the first floor there is a Master bedroom with en suite shower room, 2 further bedrooms, family bathroom, low maintenance garden and off street parking for 2 cars.

Hemswell Cliff is a village and civil parish in the West Lindsey district of Lincolnshire, England. It is situated on the A631 road between Caenby Corner and Gainsborough and on the Lincoln Cliff escarpment.

- New Build
- Modern Kitchen with appliances
- 3 Bedrooms
- Double Galzing
- Drive way
- En-suite
- Lounge Diner
- Family Bathroom
- Gas central heating
- Great commuter location

MAIN ENTRANCE

MASTER BEDROOM
11'2" x 8'8" (3.4 x 2.64)

ENTRANCE HALL

EN-SUITE
8'8" x 3'11" (2.64 x 1.19)

CLOAK ROOM

5'5" x 2'10" (1.65 x 0.86)

BEDROOM TWO

10'9" x 8'8" (3.28 x 2.64)

LOUNGE DINER

16'5" x 16'4" (5 x 4.98)

BEDROOM THREE

7'2" x 6'10" (2.18 x 2.08)

KITCHEN

9'9" x 9'0" (2.97 x 2.74)

BATHROOM

7'2" x 6'6" (2.18 x 1.98)

STAIRCASE AND LANDING

OUTSIDE



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		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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