22, WATLING CLOSE

£925 Per Month

BRACEBRIDGE HEATH, LINCOLN

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- AVAILABLE NOW
- CONVENIENT LOCATION
- TWO DOUBLE BEDROOMS
- EPC: C / COUNCIL TAX BAND: B
- SEMI DETACHED
- PRIVATE PARKING
- RENT: £925.00 / DEPOSIT: £1067.30
- CONTACT LINCOLN: 01522 538 888

FLOOR PLAN to follow

A modern two bedroom semi detached house situated in the popular village of Bracebridge Heath, ideally positioned for easy access to Lincoln and the surrounding areas. Offering well planned accommodation, a rear garden and parking, this property would make an excellent home for a professional couple, individual or small family looking for a well connected and convenient location.

Bracebridge Heath is a popular and well established village located just south of Lincoln, offering a good range of everyday amenities. Local facilities include shops, a pharmacy, post office, cafes, pubs, takeaways and other useful services, while the village also benefits from community and healthcare facilities. For a wider choice of shopping, restaurants, leisure and entertainment, Lincoln city centre is only a short journey away.

The property is particularly well placed for commuters, with convenient access to the A15 and Lincoln Eastern Bypass, providing good connections around Lincoln and onwards to the wider Lincolnshire road network. The A46 also provides routes towards Newark and the A1, making the location appealing for those travelling for work or leisure. Lincoln railway station offers further transport connections to destinations beyond the city.

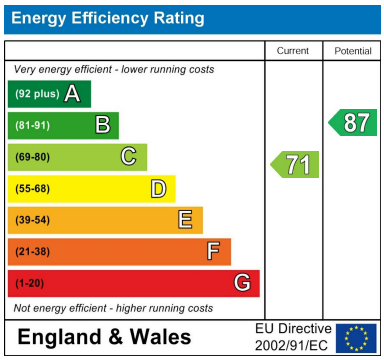
The accommodation comprises an entrance hall leading to a useful ground floor cloakroom, a fitted kitchen with a range of fitted units together with a gas hob and oven, and a comfortable lounge/dining area. The lounge/dining area benefits from French doors opening onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

To the first floor are two well proportioned double bedrooms and a family bathroom fitted with a shower over the bath.

Outside, the property benefits from a rear garden, storage cupboard to the front of the property, together with parking, providing valuable outdoor space and convenient off-road parking for residents.

Further benefits include gas central heating and 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, and copies are displayed in our offices and can be provided on request."



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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