



Cadwell Close, Lincoln



£995 PCM

- ****VIRTUAL VIEWING AVAILABLE****
- Three bed Semi with garage
- Off road parking
- Holding deposit £229.00
- Deposit £1148
- Council Tax Band B
- EPC Rating C



****VIRTUAL VIEWING AVAILABLE**.** Well presented three bed semi detached property with garage and ample parking to the front. Comprising of entrance hall, living room, kitchen/diner with patio doors opening out into the garden. Upstairs, three bedrooms and a family bathroom. Enclosed rear garden with shed.

Entrance hall 4'8" x 3'0" (1.4m x 0.9m)

Opening into, from the front door,

Living Room 12'5" x 16'0" (3.8m x 4.9m)

With window to front elevation with stair case leading up to first floor

Kitchen/Diner 12'5" x 10'6" (3.8m x 3.2m)

With a range of base and eye level units, with oven, hob and extractor. Window to the rear elevation with patio doors.

Stairs and Landing



Master Bedroom 12'6" x 9'0" (3.8m x 2.7m)

Double master room with window to front elevation and integrated cupboard

Family Bathroom 6'3" x 6'4" (1.9m x 1.9m)

Three piece white suite, consisting of WC, hand basin and bath with shower over.

Bedroom two 10'7" x 6'5" (3.2m x 2m)

With window to rear elevation

Bedroom three 7'6" x 5'5" (2.3m x 1.7m)

With window to rear elevation

Outside

Single detached garage, ample parking.

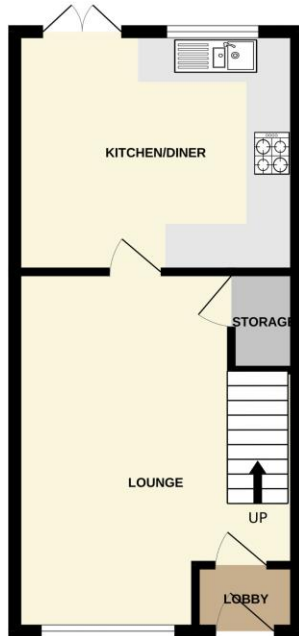
Agents notes

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

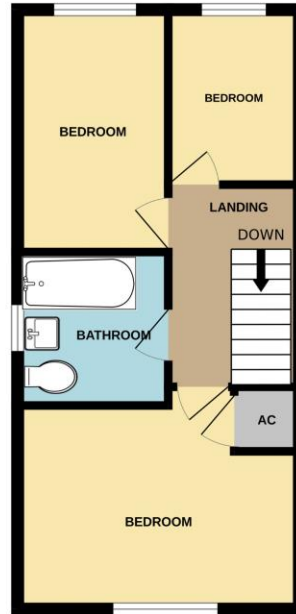




GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



CADWELL CLOSE, LINCOLN, LN6 9R3

TOTAL FLOOR AREA : 707 sq.ft. (65.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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