



Cross 'O' Cliff Close, Lincoln



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**£1,150 PCM**

- \*\* Virtual Viewing Available \*\*
- Bay Fronted Semi Detached House
- Three Bedrooms & Bathroom
- Gardens & Off Road Parking
- Holding Deposit: £265.00
- Deposit: £1326.00
- Available Now
- EPC rating C



**\*\* Virtual Viewing Available \*\*** Bay Fronted Three Bedroom Semi DETached House situated in a cul de sac position within walking distance of The Priory City of Lincoln Academy. The accommodation comprises Entrance Hall, Lounge Diner, Kitchen, Rear Lobby with storage room, Landing, Three Bedrooms and Bathroom. Outside there are gardens front and rear with driveway. Available Now. EPC Grade C & Council Tax Band B.

### Entrance Hall

Door to front aspect, stairs to first floor, radiator and understairs storage cupboard.

### Lounge Diner

24'5" x 11'9" (7.4m x 3.6m)

Bay window to front aspect, patio doors to rear aspect and radiator.

### Kitchen

8'9" x 8'3" (2.7m x 2.5m)

Window to side aspect. Fitted with a range of wall and base units with work surface and drainer sink unit. Fitted oven, hob and extractor.

### Rear Lobby

Door to side aspect and storage room.



## Landing

Window to side aspect and loft access.

## Bedroom One

11'6" x 11'0" (3.5m x 3.4m)

Bay window to front aspect and radiator.

## Bedroom Two

11'8" x 9'6" (3.6m x 2.9m)

Window to rear aspect and radiator.

## Bedroom Three

8'3" x 7'6" (2.5m x 2.3m)

Window to rear aspect and radiator.

## Bathroom

7'3" x 6'10" (2.2m x 2.1m)

Window to front aspect. Fitted with a low level wc, wash hand basin and panelled bath. Built in storage cupboard and radiator.

## Outside

The front and rear gardens are mainly lawned with driveway providing off road parking.

## Agents Note

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.



# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Current: 71 C  
Potential: 86 B



Newton Fallowell Lincoln

01522 516590  
lincoln@newtonfallowell.co.uk