



Watling Close, Lincoln



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### £895 PCM

- \*\* Virtual Viewing Available \*\*
- Mid Terraced House - Available Now
- Two Double Bedrooms
- Garden & Off Road Parking
- Deposit: £1032
- Holding Deposit: £206
- Council Tax Band A
- EPC rating C





**\*\* Video Tour \*\*** Available Now, **TWO DOUBLE BEDROOM** Mid Terraced House situated in a cul de sac position within Bracebridge Heath to the southeast of Lincoln City Centre. The accommodation comprises Entrance Hall, Lounge Diner, Kitchen, WC, First Floor Landing, Two Double Bedrooms and Bathroom. Outside there are two allocated off-road parking spaces and an enclosed lawned rear garden. The property benefits from gas Central Heating and Upvc double glazing.

### Entrance Hall

Door to front aspect. Built in storage cupboard.

### WC

Fitted with a low level wc, wash hand basin with tiled splashback and radiator.

### Kitchen

7'9" x 6'6" (2.4m x 2m)

Window to front aspect. Fitted with wall and base units with work surface and drainer sink unit over. Fitted oven, hob and extractor hood. Space and plumbing for washing machine.

### Lounge Diner

15'1" x 13'0" (4.6m x 4m)

French doors to rear garden, radiator and stairs to first floor.



## First Floor Landing

Loft access.

### Bedroom One

12'9" x 8'3" (3.9m x 2.5m)

Window to rear aspect, radiator and built in airing cupboard housing hot water cylinder.

### Bedroom Two

12'9" x 7'9" (3.9m x 2.4m)

Two windows to front aspect and radiator.

### Bathroom

6'0" x 6'0" (1.8m x 1.8m)

Fully tiled and fitted with a low level wc, wash hand basin with work surface, panelled bath with mains shower and glazed shower screen and a radiator.

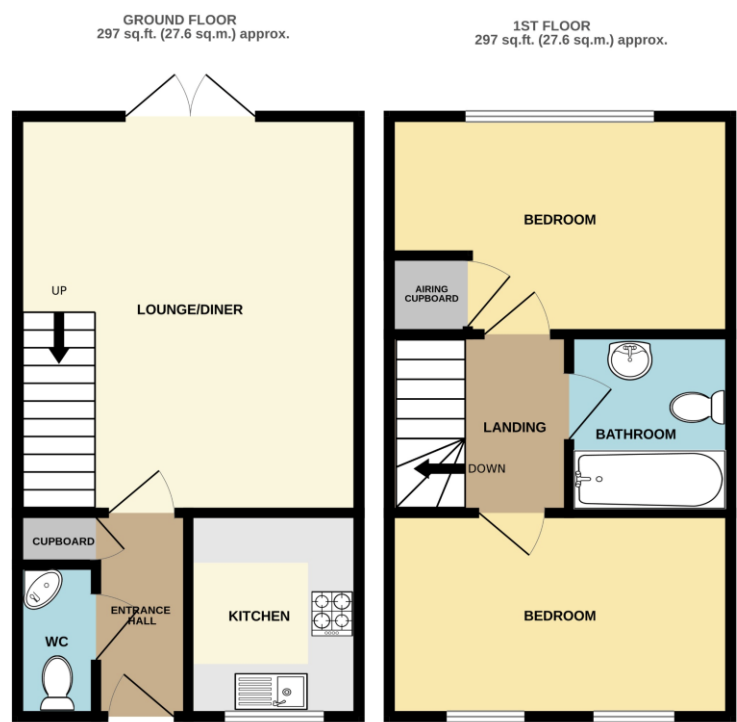
## Outside

To the front is a lawned garden with mature shrubs, two allocated off road parking spaces and enclosed lawned rear garden with gated access.

## 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

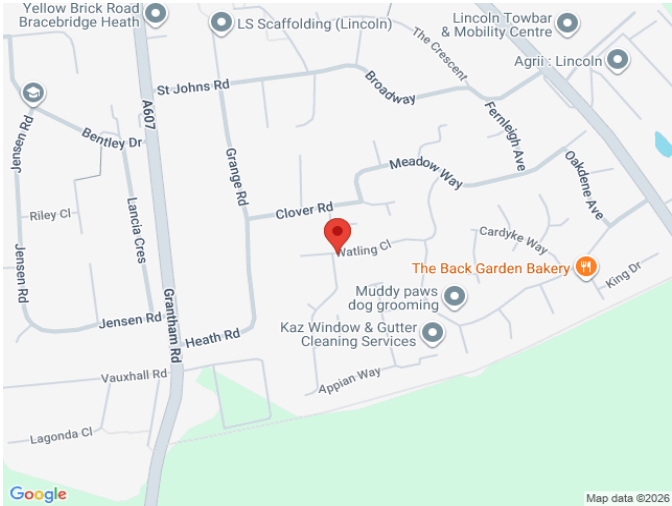


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TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.

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		94 A
81-91	B		
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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