



## 5 WESLEY ROAD LINCOLN, LN3 4GT

£900 PCM

NEW PHOTOS TO FOLLOW - PLEASE NOTE THESE PICTURES WERE TAKEN IN 2021

A stylish two bedroom semi-detached home, ideally situated in the sought-after commuter village of Cherry Willingham.


This beautifully presented property offers a bright and welcoming lounge, along with a contemporary open plan kitchen and dining space, perfect for modern living and entertaining.

The home features two well proportioned bedrooms, a modern family bathroom, and the added convenience of a downstairs WC.

**BELL**



**EPC Rating: B**    **Council Tax Band: A**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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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