



Watling Close, Bracebridge Heath



£850 PCM

- ** Video Tour Available **
- Two Double Bedrooms & Bathroom
- Kitchen & Living Room
- Deposit: £980
- Holding Deposit: £196
- Available April 2026
- Garden & Parking
- EPC rating C



**** Video Tour **** Available Now, **TWO DOUBLE BEDROOM** Terraced House situated in a cul de sac position within the popular village of Bracebridge Heath to the southeast of Lincoln City Centre. The property features Entrance Hall, Lounge Diner, Kitchen, WC, First Floor Landing, Two Double Bedrooms and Bathroom and an enclosed lawned rear garden as well as off- street parking. Bracebridge Heath boasts a wealth of local amenities, including shops, a local primary school, doctors' surgery, a Co-op food store, public houses, takeaways, a pharmacy and great transport links. The village also offers great walking routes in and round the village and towards Lincoln as well as many green spaces.

Entrance Hall

With laminate flooring, a storage cupboard, Access to a WC, Lounge and Kitchen.

Living Room

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

With French doors to the rear garden, coving, laminate flooring and stairs to the first floor and two radiators.

Kitchen

6'6" x 6'6" (2m x 2m)

With a window to the front aspect, a range of fitted wall and base units with drainer sink unit over, space for plumbing, a 4-ring hob with an extractor fan, an integrated oven with splashback, space for a fridge freezer and tiled flooring.



WC

With a low-level WC, wash hand basin, tiled flooring, partially tiled walls, an extractor fan and a radiator.

Landing

Carpeted, access to bedrooms, bathroom and access to a loft.

Bedroom One

8'3" x 13'0" (2.5m x 4m)

With window to the rear aspect, carpeted, an airing cupboard which houses hot water tank and a radiator.

Bedroom Two

7'9" x 13'0" (2.4m x 4m)

Two windows to front aspect, carpeted and a radiator.

Bathroom

6'4" x 6'4" (1.9m x 1.9m)

Three-piece bathroom comprising a panelled bath, overhead shower, low-level WC, wash hand basin, laminate flooring, partially tiled walls, an extractor fan and a radiator.

Outside rear

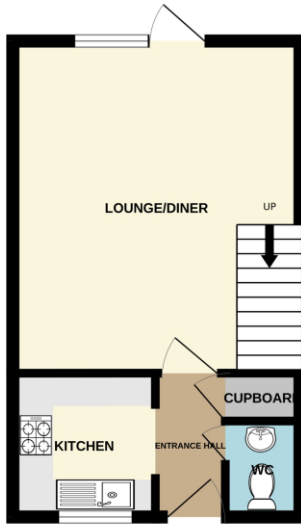
Enclosed rear garden easy to maintain with an area laid with stone and lawn. To the front there is off-street parking.

Agents Note

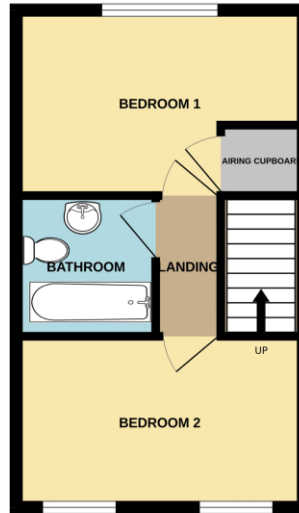
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Floorplan

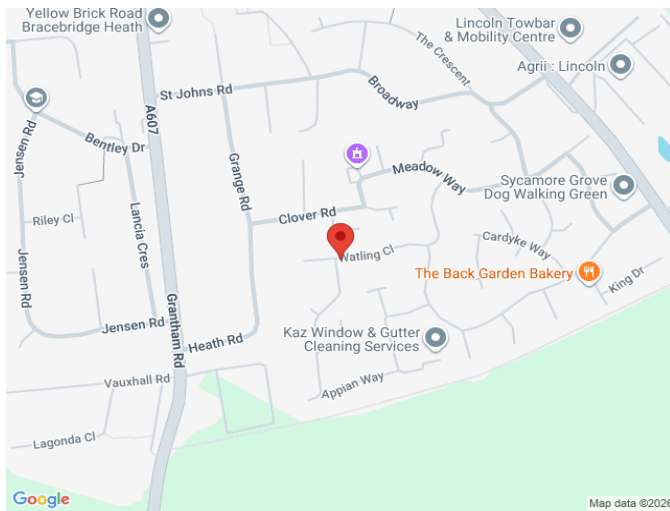
BASEMENT
NaN sq.ft. (NaN sq.m.) approx.



GROUND FLOOR
NaN sq.ft. (NaN 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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