

Bluebell Close

£1,600 Per Month

MARTIN&CO

Bluebell Close

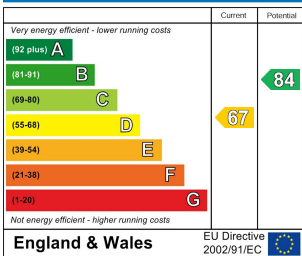
- South Facing Garden
- 4 Double Bedrooms
- Driveway Parking
- Modern Kitchen Diner
- Conservatory
- Detached Corner Plot
- EPC - D
- Council Tax - Band D

Situated in the popular Brant Road area of Lincoln, this spacious and versatile family home offers well presented accommodation throughout. The property boasts four double bedrooms, alongside a second reception room which could easily be utilised as an additional bedroom, home office or playroom depending on your needs.

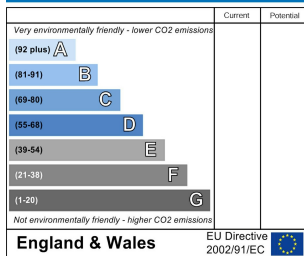
The ground floor benefits from a modern kitchen diner, ideal for both everyday living and entertaining, along with a separate utility room providing additional storage and practicality. Upstairs, the property offers an ensuite to the principal bedroom in addition to a family bathroom.

Externally, the property is conveniently located close to local amenities, schools and transport links, making it an ideal choice for growing families.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Martin & Co Lincoln Sales

33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW
 01522 503727 . lincoln@martinco.com

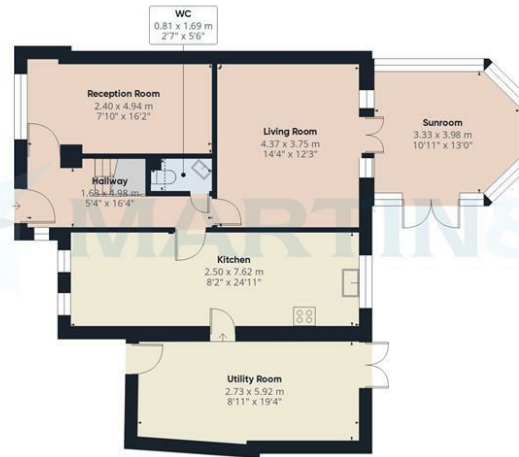
01522 503727

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Floor 0



Floor 1



Approximate total area⁽¹⁾

135.3 m²
 1459 ft²

Reduced headroom

0.2 m²
 2 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

