



£1,350 Per Month

COUNCIL TAX BAND: D



9 St. Albans Close, Bracebridge Heath, Lincoln, LN4 2TQ



- Detached three bedroom bungalow
- Contemporary fitted kitchen
- Master bedroom with fitted wardrobes and en suite shower room
- Integral garage
- Sought after residential location
- Spacious lounge with feature fireplace
- Bright conservatory overlooking the rear garden
- Family bathroom with shower over the bath
- Driveway providing off road parking
- Council tax band D

The property features a modern fitted kitchen with integrated appliances. A conservatory overlooks the rear garden and provides additional living space, while the spacious lounge benefits from sliding patio doors leading directly onto the garden.

There are three bedrooms, including a master bedroom with fitted wardrobes and an en suite shower room. A family bathroom serves the remaining bedrooms. Outside, the enclosed rear garden has been designed for ease of maintenance and includes a patio area. The property also benefits from an integrated garage and driveway parking.

Located within a well established residential area, the property offers spacious single storey accommodation and would suit a range of tenants looking for a well presented home.

Contact our friendly team at Cloud today to arrange your viewing:

WhatsApp - 07983 819835
 Call - 01522 802020
 Email - info@cloudlettings.co.uk

****Please note viewings cannot be arranged prior to completion of the pre-application forms, which includes an affordability check and a soft credit check, completed through Right Move****

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

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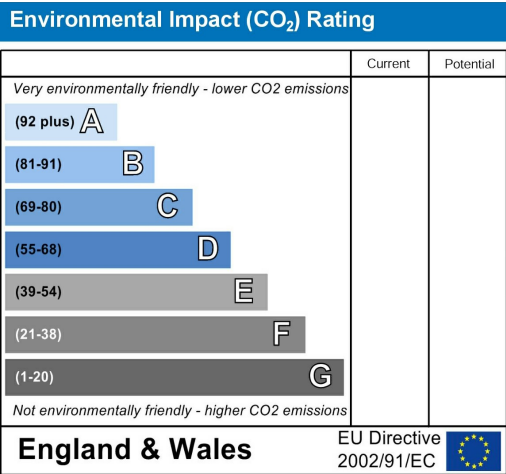
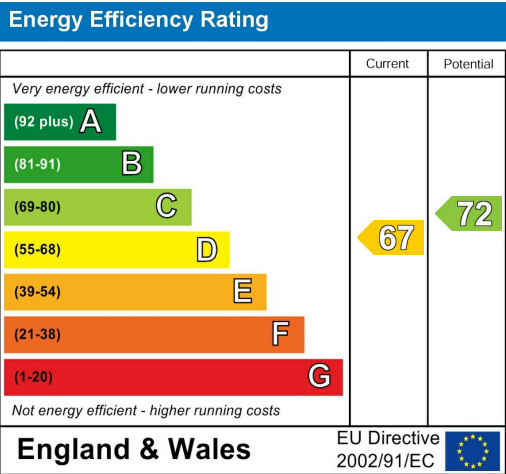
Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

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Terms and conditions apply. Contact the office for more information.

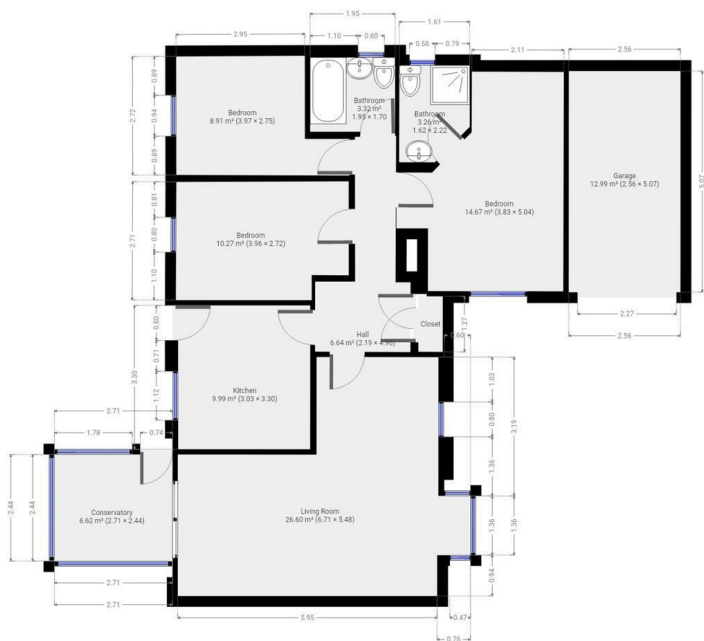




For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.

Room size measurements are achieved by measuring between internal walls.
Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m