



Watling Close, Bracebridge Heath

£995 PCM


MARTIN & CO

Watling Close, Bracebridge Heath

House - End Terrace
3 Bedrooms, 3 Bathroom

£995 PCM

Date Available: 17th November 2025

Deposit: £1,440

- 3 Bedrooms
- 3 Bathrooms
- Garage
- Utility Room
- Enclosed rear garden
- Cul-De-Sac
- Gas Central Heating

3 Bedroom family home with Garage and enclosed rear garden located in Bracebridge Heath. Internally comprising of ground floor shower room, bedroom and utility room leading to back garden, Kitchen and Lounge on the 1st floor leading to the family bathroom, bedroom and master bedroom with en suite on the 2nd floor.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy
Council tax band -B North Kesteven



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Mobile (based on calls indoors)
O2 EE Three Vodafone

Broadband (estimated speeds)
Standard 1 mbps
Superfast 61 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT Sky Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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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.