



Clematis Close, Branston, Lincoln

£995 PCM


MARTIN&CO

Clematis Close, Branston,
Lincoln

Bungalow - Detached
3 Bedrooms, 3 Bathroom

£995 PCM

Date Available: 2nd December
2024

Deposit: £1,440

- Detached Bungalow
- Village Location
- Modern Fitted Kitchen
- Spacious Accommodation
- Front and Rear Gardens
- Driveway Parking
- Single Garage
- Local Amenities
- Council Tax Band - C
- EPC Rating - D

Detached three bedroom bungalow situated within the popular village of Branston. Comprising internally of an entrance porch, spacious lounge, modern kitchen, shower room with separate WC, two double bedrooms and a further single bedroom. Single garage, driveway parking, front and rear gardens.

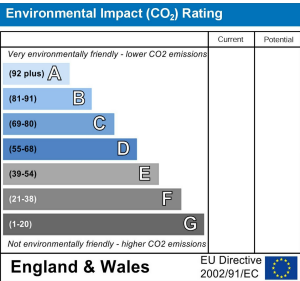
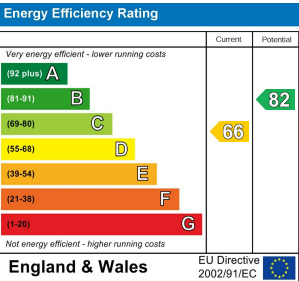


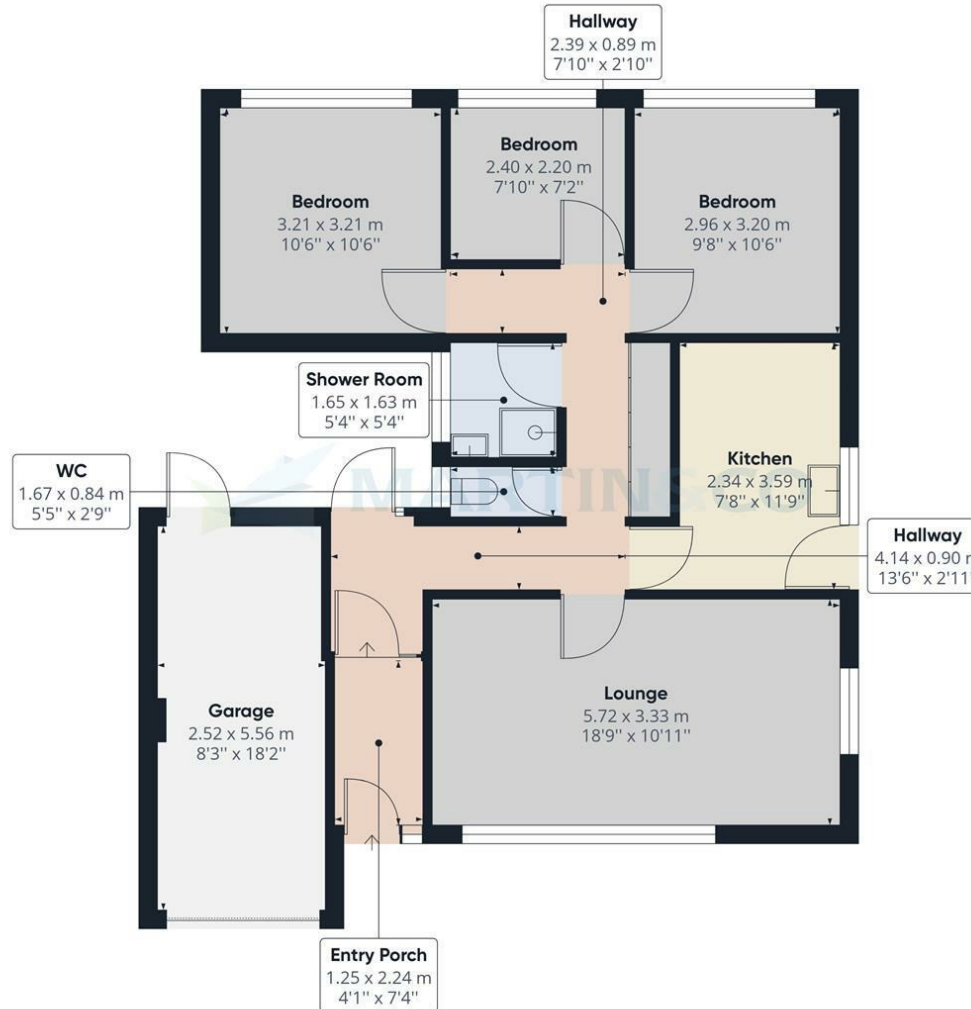
Detached three bedroom bungalow situated within the popular village of Branston benefitting from a range of amenities and schooling. Comprising internally of an entrance porch, spacious lounge, modern kitchen, shower room with separate WC, two double bedrooms and a further single bedroom. Single garage, driveway parking, front and rear gardens.

Pets may be considered on a case by case basis.
Unfortunately we cannot accept smokers on this property.

Length of tenancy - 6 months initial tenancy.
Long term tenancy preferred.

- Broadband (estimated speeds)
- Standard 4 mbps
 - Superfast 36 mbps
 - Ultrafast 1000 mbps
- Mobile (based on calls indoors)
- O2 EE Three Vodafone
- Satellite & Cable TV Availability
- BT Sky Virgin





Approximate total area⁽¹⁾
86.07 m²
926.40 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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.

