



## 29 ATWATER GROVE LINCOLN, LN2 4SG

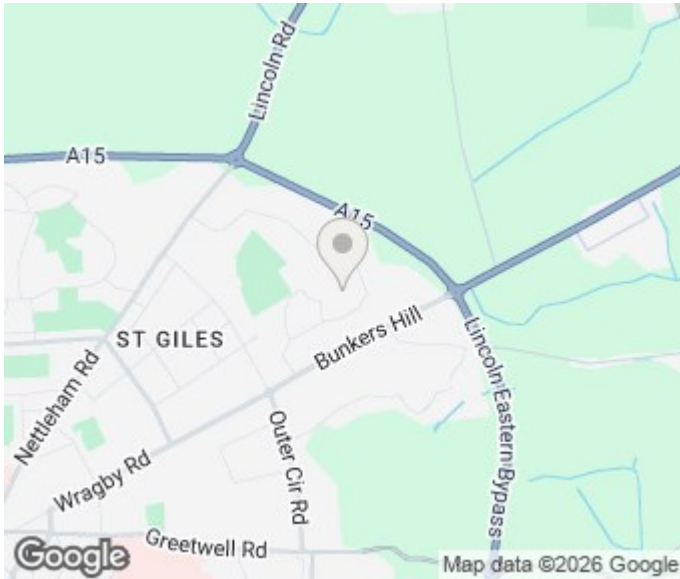
£975 PCM

A well presented and newly decorated two bedroom bungalow situated in the popular Glebe Park area to the north of Lincoln, offering comfortable single storey living, off street parking and a south facing rear garden. Located within the sought after Glebe Park area, the property is ideally positioned for access to local amenities including the Carlton Centre shopping area, supermarkets, schools, parks and regular public transport links into Lincoln city centre. The area also offers convenient access to the A46 bypass, making it ideal for commuters.


The property comprises an entrance hallway leading into a bright and spacious lounge with direct access to the enclosed rear garden, benefiting from a sunny south facing aspect and useful outdoor shed storage. There is also a separate fitted kitchen offering ample cupboard and worktop space.

The bungalow further benefits from two double bedrooms, both of which have recently been updated with brand new carpets, together with a separate shower room.

**BELL**



**EPC Rating: C    Council Tax Band: B**

| Energy Efficiency Rating                           |  | Current   | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |  |   |           |
| (92 plus) <b>A</b>                                 |  |   |           |
| (81-91) <b>B</b>                                   |  |   |           |
| (69-80) <b>C</b>                                   |  | 70  | 77        |
| (55-68) <b>D</b>                                   |  |   |           |
| (39-54) <b>E</b>                                   |  |   |           |
| (21-38) <b>F</b>                                   |  |   |           |
| (1-20) <b>G</b>                                    |  |   |           |
| <i>Not energy efficient - higher running costs</i> |  |   |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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