



45 Lincoln Close, Welwyn Garden City, Hertfordshire, AL7 2NN

£1,550 Per calendar month

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

45 Lincoln Close, Welwyn Garden City, Hertfordshire, AL7 2NN

A delightful semi-detached home located in a cul-de-sac close to open countryside and in the heart of the Panshanger development. This modern style home features double glazing, gas fired heating and a modern fitted kitchen. The kitchen comprises of wall and base mounted units, gas and electric cooker points and white goods. Other features on the ground floor include a cloakroom and a spacious living room. On the first floor there is a family size bathroom, two double and one single bedrooms. The exterior offers a well-proportioned rear garden and dedicated off street parking bays at the front. Sorry, no pets.

Living room 16'4" x 16'4" (5.0m x 5.0m)

Kitchen 10'2" x 9'10" (3.1m x 3.0m)

Cloakroom

Bedroom 1 14'1" x 9'2" (4.3m x 2.8m)

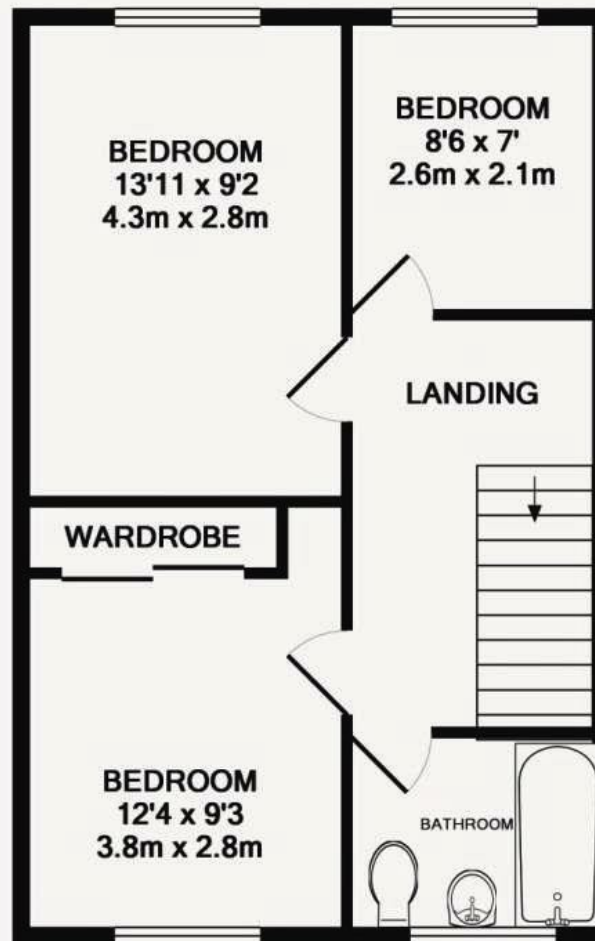
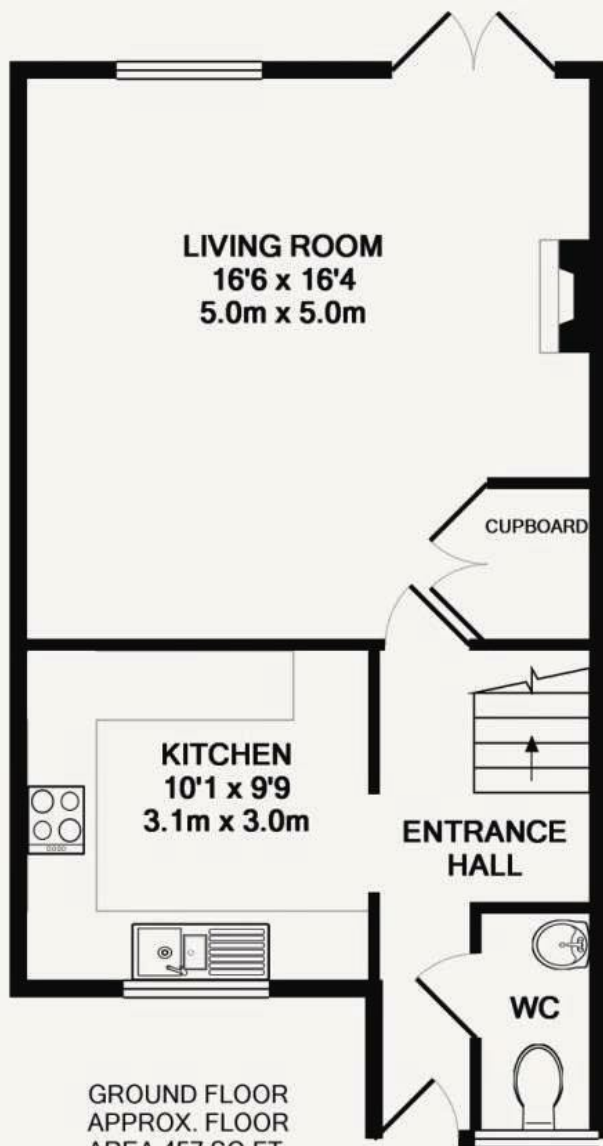
Bedroom 2 12'5" x 9'2" (3.8m x 2.8m)

Bedroom 3 8'6" x 6'10" (2.6m x 2.1m)

Bathroom

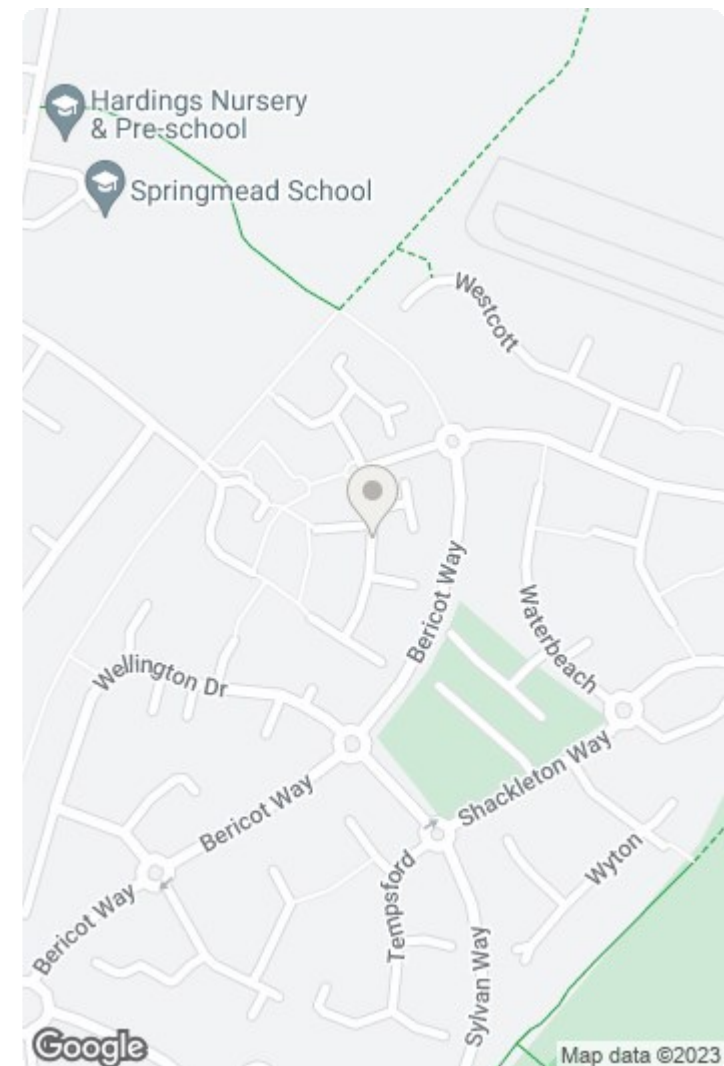


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This floor plan is for illustrative purposes only.
The measurement and position of each element is approximate and must be viewed as such.

TOTAL APPROX. FLOOR AREA 887 SQ.FT. (82.4 SQ.M.)



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		
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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