



Baldon Crescent, Lincoln

£1,200 Per Month


MARTIN&CO

Baldon Crescent, Lincoln

Bungalow - Detached
2 Bedrooms, 2 Bathroom

£1,200 Per Month

Date Available: 16th February
2026

Deposit: £1,384

Unfurnished

- Extended Detached Bungalow
- Finished to a High Standard
- Fully Fitted Kitchen
- Primary Bedroom with Ensuite
- Spacious Lounge Diner
- Off Road Parking
- Landscaped Rear Garden
- Detached Garage
- EPC Rating - C
- Council Tax Band - C

Rare opportunity to let this beautifully maintained and presented detached bungalow within walking distance to The Forum shopping precinct in North Hykeham. Comprising internally of two bedrooms, primary with ensuite, extended lounge diner, fully fitted kitchen and a four piece bathroom.



Rare opportunity to let this beautifully maintained and presented detached bungalow within walking distance to The Forum shopping precinct in North Hykeham. Comprising internally of two bedrooms, primary with ensuite, extended lounge diner, fully fitted kitchen and a four piece bathroom. Externally boasting off road parking for several vehicles, low maintenance landscaped rear garden and a detached garage. This property is an absolute must view and is unlikely to be on the market for long. Call today to schedule your appointment only viewing of the stunning home.

Baldon Crescent is situated to the south of Lincoln, benefitting from local schooling and amenities plus easy access to the A46 bypass.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy

EPC Rating - C
Council tax band - C - Lincoln



| 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 | 76 |
| 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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| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | EU Directive 2002/91/EC | |



Floor 0 Building 1

Approximate total area⁽¹⁾
114.1 m²
1229 ft²



Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.