



**Shrewsbury Road, Bracebridge
Heath, Lincoln
£1,175 Per Month**


MARTIN&CO

Shrewsbury Road, Bracebridge
Heath, Lincoln
House - Semi-Detached
3 Bedrooms, 3 Bathroom
£1,175 Per Month

Date Available: 8th December
2025

Deposit: £1,355

Unfurnished

Council Tax Band: B

- 3 bed semi detached
- Driveway parking
- Modern Kitchen Diner
- 3 double Bedrooms
- Poplar residential area
- EPC - B
- Council Tax - B
- Gas central Heating

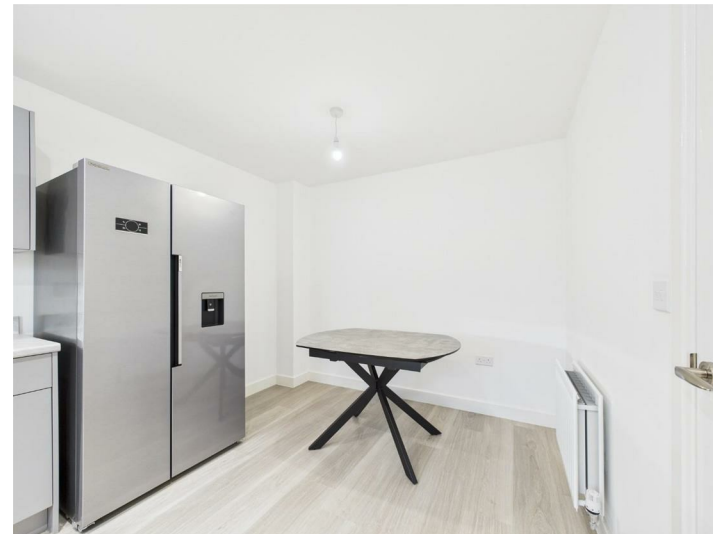


This delightful semi-detached house on Shrewsbury Road in the popular residential area of Bracebridge heath., offers three generously sized double bedrooms. The master bedroom features an ensuite bathroom.

The house boasts a well-appointed family bathroom and a convenient downstairs w/c. Generously sized living room with patio doors and Modern kitchen diner with built in cooker & hob and Dishwasher.

Outside, the property features a lovely garden complete with a shed. The driveway provides parking for two vehicles.

Located in a friendly neighbourhood, this property is close to local amenities and offers easy access to nearby schools and parks.



Description
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Unfortunately we cannot accept pets or smokers at this property.

Initial 6 Month tenancy
Council tax band - B
EPC -B

Mobile (based on calls indoors)
O2 EE Three Vodafone

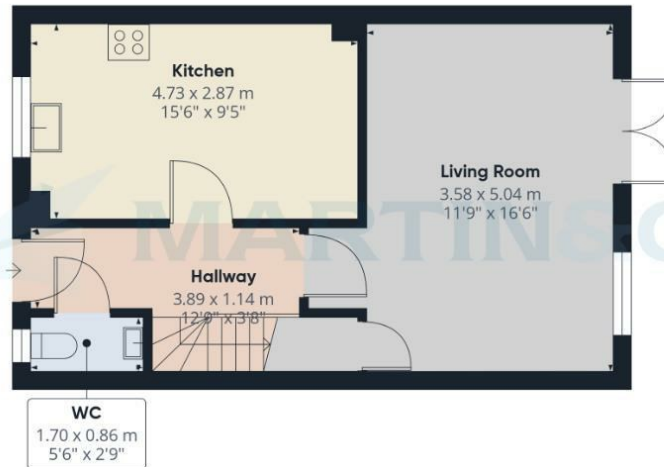
Broadband (estimated speeds)
Standard 1 mbps
Superfast 49 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT Sky

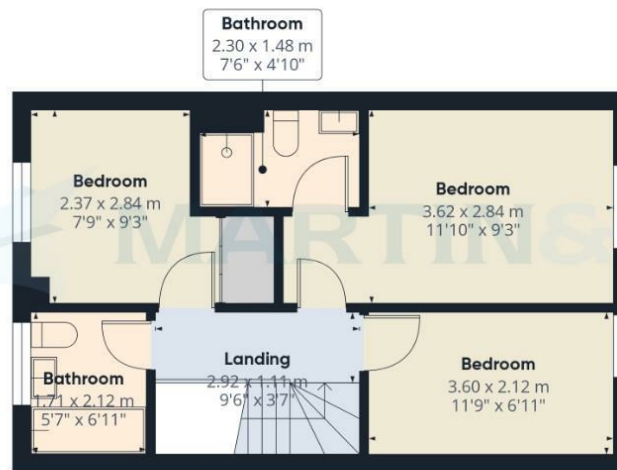


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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		



Floor 0



Floor 1



Approximate total area⁽¹⁾

79.1 m²
852 ft²

(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.

