



Stenigot Road, Lincoln

£975 Per Month


MARTIN&CO

Stenigot Road, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£975 Per Month

Date Available: 12th June 2025

Deposit: £1,125

Unfurnished

- Desirable Location
- 3 Bedrooms
- Full Gas Central Heating
- Secure Rear Garden
- Driveway
- Close to Amenities
- Council tax band - B
- EPC - C

Desirable 3 bedroom semi detached property situated in the popular area of Doddington Park, close to all local amenities yet only a short drive to Lincoln Centre. 2x double bedrooms and 1 single with a family bathroom. Benefits include off road parking and secure rear garden



FULL DESCRIPTION

This 3 bedroom semi detached property is ideally located in a popular residential area of Doddington Park. Internally, the property consists of: Entrance hall, lounge, dining room and a fitted kitchen with an electric oven, gas hob. Upstairs there are 2 x double bedrooms, further single bedroom and a family bathroom with an 'over bath' shower. This property further benefits from full gas central heating, full double glazing and off road parking and a secure rear garden.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy
Council tax band - B - Lincoln city council

- Mobile (based on calls indoors)
O2 EE Three Vodafone
- Broadband (estimated speeds)
Standard 14 mbps
Superfast 55 mbps
Ultrafast 1000 mbps
- Satellite & Cable TV Availability
BT Sky Virgin



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		
		87
	70	
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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