



Woodvale Avenue, Lincoln

£1,150 Per Month


MARTIN&CO

Woodvale Avenue, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£1,150 Per Month

Date Available: 14th December
2026

Deposit: £1,326

Unfurnished

- Three Bedrooms
- Fitted Kitchen
- Gas Central Heating
- uPVC Double Glazing
- Garage & Large Driveway
- Popular Location
- EPC - D
- Council tax - B

An well presented three bedroom family home situated within the popular residential area of Doddington Park. Close to shops, schooling and road networks. Benefiting from a large driveway, garage, gas central heating and uPVC double glazing throughout.



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Council tax band - B - North Kesteven District Council

Mobile (based on calls indoors)
O2 EE ThreeVodafone

Broadband (estimated speeds)
Standard 15 mbps
Superfast 80 mbps
Ultrafast 5500 mbps

Satellite & Cable TV Availability
BT Sky Virgin Media



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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.