



Lupin Road, Nettleham Fields,  
Lincoln

£250 Per Month

  
**MARTIN&CO**

Lupin Road, Nettleham Fields,  
Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£950 Per Month

Date Available: 1st December  
2025

Deposit: £1,000

- Three Bedrooms
- Kitchen/Diner
- uPVC Double Glazing
- Gas Central Heating
- Enclosed Rear Garden
- Council Tax - A
- EPC grade - C

A well presented three bedroom semi-detached home with a modern kitchen & bathroom. Ideally located within the popular Nettleham Fields of uphill Lincoln, close to a wealth of amenities, excellent access to bus routes and road networks. 12 month tenancy



**FULL DESCRIPTION**

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Unfortunately we cannot accept smokers or pets on this property.

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

Broadband (estimated speeds)  
Standard 2 mbps  
Superfast 51 mbps  
Ultrafast 1000 mbps

Mobile (based on calls indoors)  
O2, EE, Vodafone - GOOD  
Satellite & Cable TV Availability  
BT & SKY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>86</b>
	<b>71</b>	
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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**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.