



**High Street, Billingham, Lincoln**

**£750 Per Month**

  
**MARTIN&CO**

High Street, Billinghay, Lincoln

House - Semi-Detached  
2 Bedrooms, 2 Bathroom

£750 Per Month

Date Available: 27th September  
2024

Deposit: £865

Unfurnished

- Popular Village Location
- Modern Fitted Kitchen
- Wood Burning Stove
- Spacious Rear Garden
- Garden Room
- Council Tax Band - A / EPC Rating - E

Two bedroom semi-detached property within the popular village of Billinghay. Comprising internally of a living room, breakfast kitchen, two bedrooms and a family bathroom. Garden room ideal for an office or games room.



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Billinghamay village has amenities to include a primary school, public house and Coop plus the neighbouring village of Woodhall Spa is well served.

Unfortunately we cannot accept pets or smokers on this property.

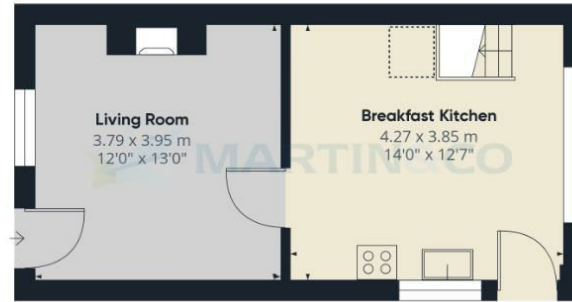
Length of tenancy - 12 months initial tenancy.

- EPC Rating - E
- Council tax band - A - North Kesteven
- Mobile (based on calls indoors) - EE, O2, Vodafone, Three
- Broadband (estimated speeds)
- Standard 18 mbps
- Superfast 80 mbps
- Ultrafast -
- Satellite & Cable TV Availability - BT + Sky

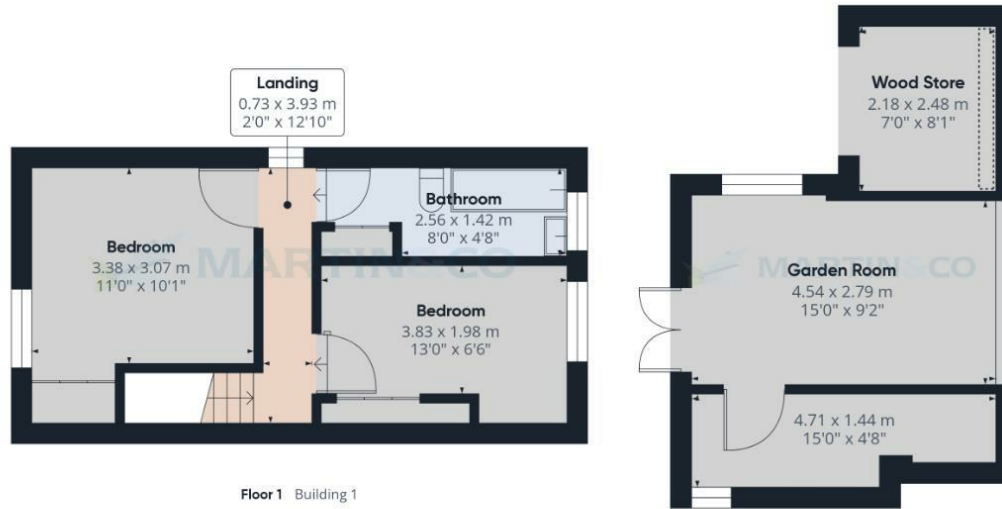


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>88</b>
	<b>50</b>	
England & Wales <small>EU Directive 2002/91/EC</small>		

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>		
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

85.92 m<sup>2</sup>  
924.84 ft<sup>2</sup>

**Reduced headroom**

1.15 m<sup>2</sup>  
12.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes 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.