



Hibaldstow Road, Doddington Park

£850 Per Month


MARTIN & CO

Hibaldstow Road, Doddington
Park

House - Semi-Detached
2 Bedrooms, 2 Bathroom
£850 Per Month

Date Available: 15th January
2025

Deposit: £980

Unfurnished

Council Tax Band: A

- Two Bedroom Semi-Detached
- Popular Location
- Cul-De-Sac Position
- Driveway Parking
- Gardens
- GCH & PVC DG
- EPC - C
- Council Tax - A - Lincoln

Two Bedroom Semi-Detached property at the end of a cul-de-sac on Doddington Park. Comprising of a lounge, kitchen, two bedrooms (double and box room) plus a family bathroom. Externally the property has front and back gardens and driveway parking for several vehicles.



Two Bedroom Semi-Detached property at the end of a cul-de-sac on Doddington Park. Comprising of a lounge, kitchen, two bedrooms (double and box room) plus a family bathroom. Externally the property has front and back gardens and driveway parking for several vehicles.

One pet may be considered on a case by case basis
 Unfortunately we cannot accept smokers in this property

6 Month initial tenancy
 Council Tax - A - Lincoln
 EPC - C

Mobile (based on calls indoors)
 O2 EE Three Vodafone

Broadband (estimated speeds)
 Standard 13 mbps
 Superfast 80 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		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	70	
(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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	71	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.