



**Pullman Close, Metherringham,  
Lincoln**

02025 Day Month

  
**MARTIN & CO**

Pullman Close, Metheringham,  
Lincoln

Bungalow - Semi Detached  
2 Bedrooms, 2 Bathroom

£825 Per Month

Date Available: 31st July 2024  
Deposit: £951

**Unfurnished**

- End of Terrace Bungalow
- Village Location
- Recently Refurbished
- Modern Kitchen and Shower Room
- Driveway Parking
- Front and Rear Gardens
- Electric Heating
- Long Term Tenancy Available
- EPC - D
- COUNCIL TAX - B

Two bedroom end of terrace bungalow nestled within the well served village of Metheringham. Recently furnished to a high standard, this property comprises internally of a kitchen diner, lounge, two bedrooms and a shower room. Gardens to the front and rear and driveway parking.



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Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy with a view to extend for a long term tenancy  
 Council tax band - B - North Kesteven District Council

Satellite & Cable TV Availability - bt sky and virgin  
 Mobile (based on calls indoors)  
 O2 EE Three Vodafone  
 Broadband (estimated speeds)  
 Standard 16 mbps  
 Superfast 75 mbps  
 Ultrafast -



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>87</b>
	<b>58</b>	
<b>England &amp; Wales</b>	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>		
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**01522 503727**  
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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.