



**Heathfield Avenue, Branston, Lincoln**

**£1,200 PCM**

  
**MARTIN & CO**

Heathfield Avenue, Branston,  
Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£1,200 PCM

Date Available: 11th July 2025

Deposit: £1,384

Unfurnished

- Semi-Detached Home
- Fitted Kitchen Diner
- Conservatory
- Downstairs Cloakroom
- Enclosed Rear Garden
- Driveway Parking
- EPC Rating - D
- Council Tax Band - C

Three bedroom semi-detached home within the popular village of Branston. Comprising internally of an entrance hall, spacious fitted kitchen diner with a range of appliances, cloakroom, living room and conservatory with three bedrooms and a four piece bathroom to the first floor.



Three bedroom semi-detached home within the popular village of Branston. Comprising internally of an entrance hall, spacious fitted kitchen diner with a range of appliances, cloakroom, living room and conservatory with three bedrooms and a four piece bathroom to the first floor. Externally offering front and rear gardens with driveway parking for multiple vehicles.

Branston village is located to the south of Lincoln city offering schooling, local amenities and transport links into the city.

Unfortunately we cannot accept smokers on this property.  
 Pets may be considered on a case by case basis.

Length of tenancy - 6 months initial tenancy with a long term tenancy preferred.

EPC Rating - D  
 Council tax band - C - North Kesteven



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		
		77
	55	
<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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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Floor 0



Floor 1

**Approximate total area<sup>m</sup>**

96 m<sup>2</sup>  
1033 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**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.