



Dixon Place, Dunholme, Lincoln

£925 PCM


MARTIN&CO

Dixon Place, Dunholme, Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£925 PCM

Date Available: 15th August 2025
Deposit: £1,067
Unfurnished

- Modern Semi-Detached Home
- Open Plan Living
- Downstairs Cloakroom
- Spacious Living Diner
- Two Parking Bays
- Enclosed South Facing Rear Garden
- EPC Rating - B
- Council Tax Band - A

Modern two bedroom semi-detached home situated within the much sought after village of Dunholme. Comprising internally of an open plan kitchen, living diner with ground floor WC, two double bedrooms and a family bathroom. Enclosed South facing rear garden and two parking bays adjacent to the property.



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The village of Dunholme is positioned to the North of the Cathedral City of Lincoln. Dunholme along with adjoining village Welton and neighbouring Nettleham offer a range of amenities to include shops, doctors surgery and pharmacy, public houses, golf course and schooling to include the popular William Farr Secondary School. Regular public transport and connections to the A15 & A46.

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 - B
Council tax band - A - West Lindsey

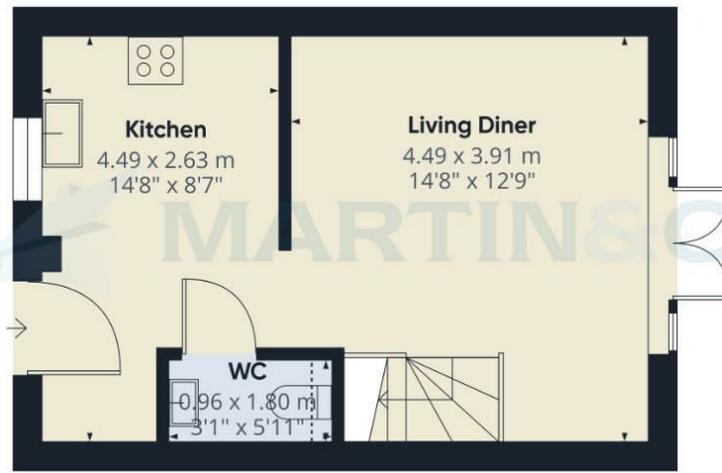


Energy Efficiency Rating	
Current	Potential
	97
83	

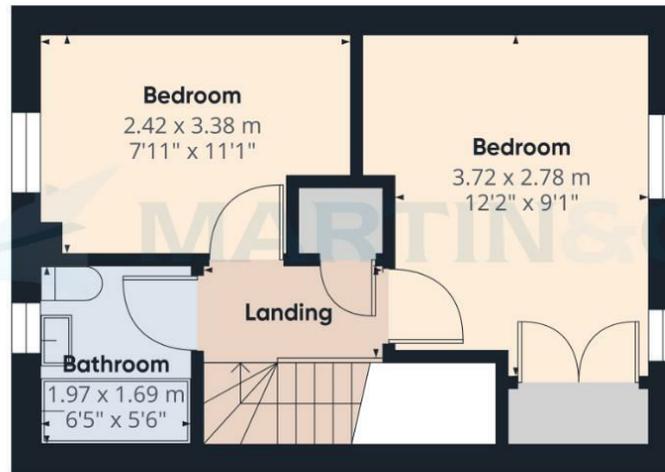
Environmental Impact (CO ₂) Rating	
Current	Potential
	A
B	
C	
D	
E	
F	
G	

England & Wales EU Directive 2002/91/EC

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Floor 0



Floor 1

Approximate total area⁽¹⁾

55.3 m²
596 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.