



Broughton Gardens, Lincoln

£1,100 PCM


MARTIN&CO

Broughton Gardens, Lincoln

House - Detached

3 Bedrooms, 3 Bathroom

£1,100 PCM

Date Available: 11th November 2024

Deposit: £1,269

Unfurnished

- Three Bedrooms
- Lounge Diner
- Family Room Extension
- Garage
- Off Road Parking
- Off Brant Road
- Council tax band - B - Lincoln City Council
- EPC - D

Extended three bedroom detached family home situated within a popular residential location just off Brant Road. Comprising internally of an entrance porch, lounge, kitchen, family room, three bedrooms and a bathroom. Single garage, front and rear gardens plus off road parking.



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

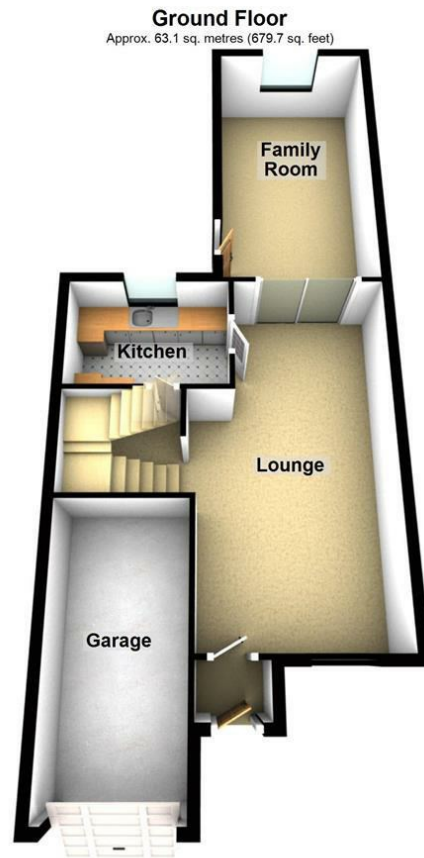
Length of tenancy - 6 or 12 months initial tenancy
Council tax band - B - Lincoln City Council

Mobile (based on calls indoors)
O2 EE Three Vodafone
Broadband (estimated speeds)
Standard 4 mbps
Superfast 36 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 102.8 sq. metres (1106.7 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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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.