



**Old Chapel Road, Skellingthorpe,
Lincoln**

£775 Per Month


MARTIN & CO

Old Chapel Road, Skellingthorpe,
Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

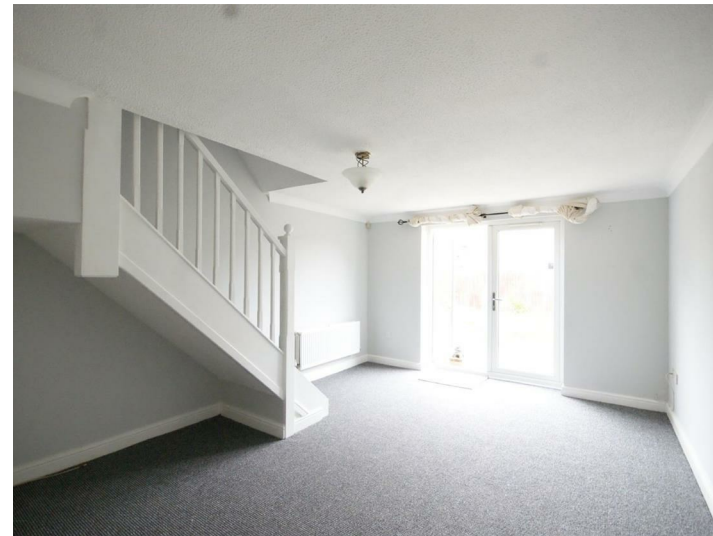
£775 Per Month

Date Available: 6th February
2024

Deposit: £804

- Semi-Detached Home
- Village Location
- Driveway Parking
- Single Garage
- Fully Fitted Kitchen
- Front and Rear Gardens
- Council Tax - B
- EPC Grade - C

Two bedroom semi-detached home situated within the village of Skellingthorpe. Comprising internally of an entrance hall, fully fitted kitchen with a range of integrated appliances, lounge, two bedrooms and a bathroom. Front and rear gardens, driveway parking and a single garage.



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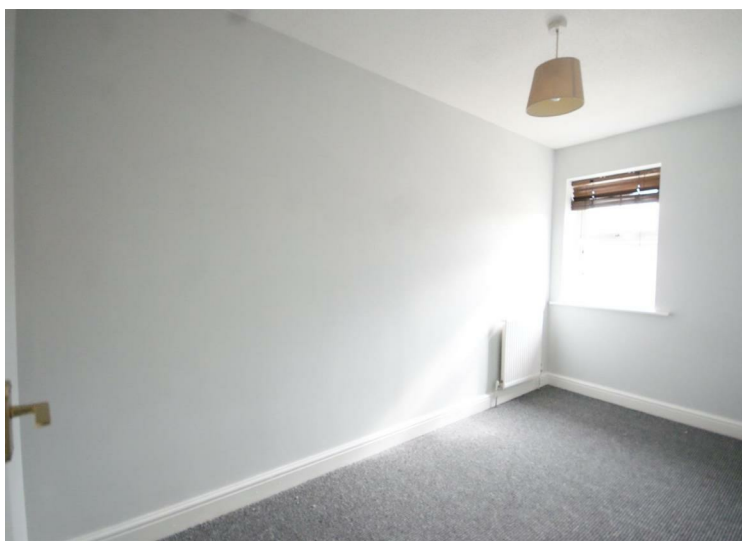
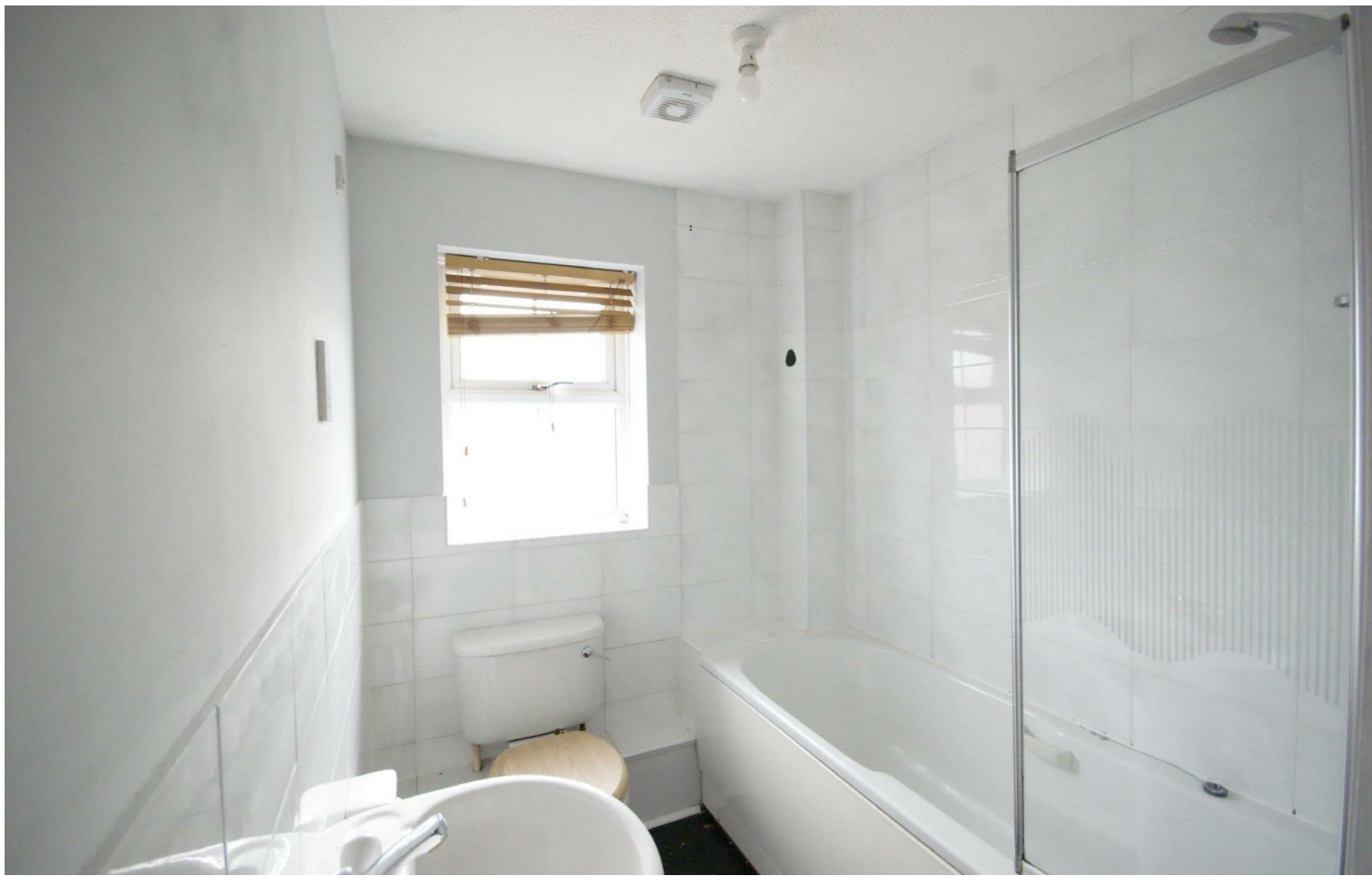
Pets may be considered on a case by case basis.
 Unfortunately we cannot accept smokers on this property.

Length of tenancy - 6 months initial tenancy with a view to extend for a long term tenancy
 Council tax band - B - North Kesteven

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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		
	73	78

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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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.