



**St. Catherines, Lincoln**

**£1,800 Per Month**

  
**MARTIN & CO**

# St. Catherines, Lincoln

House - Semi-Detached  
4 Bedrooms, 4 Bathroom

£1,800 Per Month

Date Available: 1st November  
2024

Deposit: £2,076

Unfurnished

- Extensively Renovated
- Fitted Breakfast Kitchen with Appliances
- New Gas Central Heating System
- Full Electrical Rewire
- TV Points and Home Network Ready CAT6 Wired
- Driveway Parking
- Popular Location
- EPC Rating - C / Council Tax Band - D

Rare opportunity to let this four bedroom period home with a wealth of charm and character, lovingly restored and updated whilst retaining many of its original features throughout. Having undergone an extensive renovation this property is ready for its next family to enjoy.



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Lincoln City Centre is a short walk away which offers many amenities to include shops, public houses and schooling of all ages to include the Outstanding Ofsted Rated LSST Priory.

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

Length of tenancy - 6 months initial tenancy with a view to extending for a longer term.

- EPC Rating - C
- Council tax band - D - Lincoln City Council
- Mobile (based on calls indoors) - EE, O2, Vodafone, Three
- Broadband (estimated speeds) - 5 mbps (Standard), 77 mbps (Superfast), 1000 mbps (Ultrafast)
- Satellite & Cable TV Availability - BT + Sky + Virgin

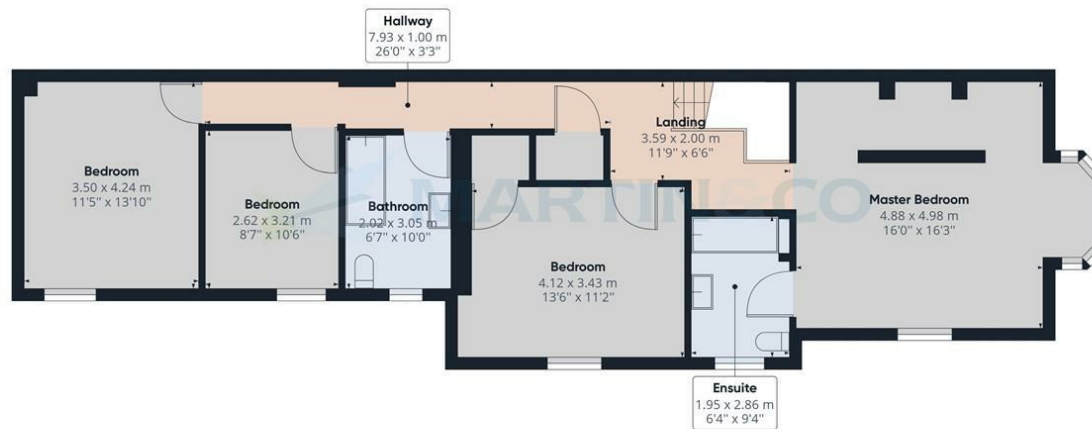


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	81
<b>England &amp; Wales</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>		
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
201.95 m<sup>2</sup>  
2173.73 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360

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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.

