



Stenigot Close, Lincoln

£775 Per Month


MARTIN & CO

Stenigot Close, Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£775 Per Month

Date Available: 19th January
2025

Deposit: £894

Unfurnished

- Two Bedrooms
- PVC Double Glazing
- Off Road Parking
- Enclosed Rear Garden
- Gas Central Heating
- EPC - C

This two bedroom semi-detached property in the popular area of Doddington Park, close to local amenities and road networks. Off road parking for 2 vehicles and large enclosed rear garden.



FULL DESCRIPTION

This is an excellent example of a 2 bedroom semi-detached home comprises: Lounge, kitchen, two bedrooms (double and single) plus a bathroom with a shower over the bath. Front and rear gardens, plus off road parking, gas central heating and PVC double glazing.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy
Council tax band - A - Lincoln City Council

Satellite & Cable TV Availability
BT Sky Virgin

Broadband (estimated speeds)
Standard 15 mbps
Superfast 44 mbps
Ultrafast 1000 mbps

Mobile (based on calls indoors)
O2 EE Three Vodafone



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.