



Anyans Row, Ingham, Lincoln

£595 Per Month


MARTIN&CO

Anyans Row, Ingham, Lincoln

Cottage

1 Bedrooms, 1 Bathroom

£595 Per Month

Date Available: 20th January
2025

Deposit: £686

Unfurnished

- One Bedroom Cottage
- Modern and Well Presented
- Village Location
- Enclosed Garden
- PVC DG & GCH
- Just off Ingham High Street

One bedroom cottage nestled within the picturesque village of Ingham. This modern and well presented property briefly comprises internally of an entrance porch, lounge and kitchen to the ground floor plus one bedroom and bathroom to the first floor. Includes an enclosed garden.



One bedroom cottage nestled within the picturesque village of Ingham. This modern and well presented property briefly comprises internally of an entrance porch, lounge and kitchen to the ground floor plus one bedroom and bathroom to the first floor. Includes an enclosed garden. On road parking may be available on the high street but cannot be guaranteed.

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

Length of tenancy - 6 months tenancy preferred
 Council tax band - A - West Lindsey District Council

Broadband (estimated speeds)
 Standard 1 mbps
 Superfast 74 mbps
 Mobile (based on calls indoors)
 O2 EE Three Vodafone

Satellite & Cable TV Availability
 BT Sky



Energy Efficiency Rating	
Current	Potential
	94
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
73	
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO₂ emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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.