



St. Margarets Gardens, Lincoln

£1,200 Per Month


MARTIN&CO

St. Margarets Gardens, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£1,200 Per Month

Date Available: 12th June 2026

Deposit: £1,384

Unfurnished

- Three Bedrooms all with Fitted Wardrobes
- Two Reception Rooms and a Sun Room
- Detached Garage plus Work Shop
- Long Driveway Parking
- Front and Rear Gardens
- Kitchen with Utility
- Family Bathroom and Downstairs WC
- Council Tax B / EPC C

Martin & Co are delighted to offer to let this three bedroom semi-detached family home located in a quiet cul-de-sac in North Hykeham. St Margarets Gardens being within walking distance of local shops, schools and amenities.



FULL DESCRIPTION

Martin & Co are delighted to offer to let this three bedroom semi-detached family home located in a quiet cul-de-sac in North Hykeham. St Margarets Gardens is within walking distance of local shops, schools and amenities.

Boasting spacious accommodation throughout and offering ample storage, benefiting from a large rear garden with large workshop and garage plus greenhouse.

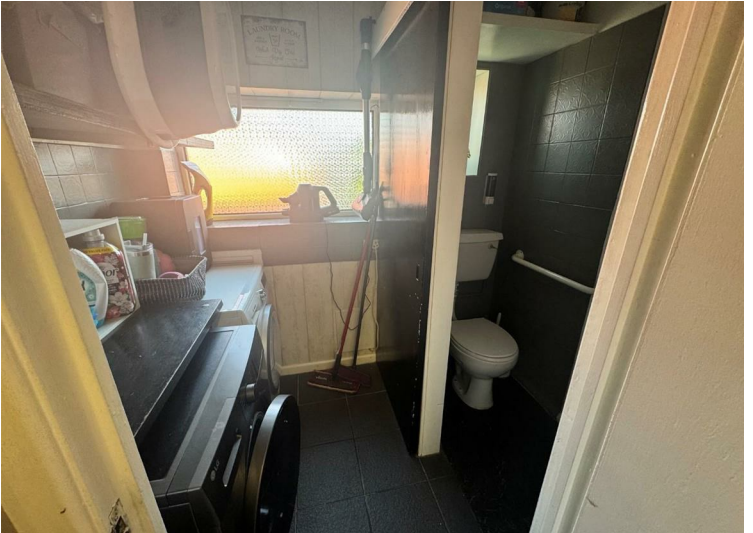
Property includes:

Entrance hall with storage, Lounge which can open through to the Dining Room, Kitchen (includes fridge freezer and gas cooker), Utility, Downstairs WC, Sun Room, Two Double Bedrooms with Fitted Wardrobes, Single Bedroom with Fitted Wardrobe and a Family Bathroom with a shower over the bath. Outside there are Front and Rear Gardens, Long and Gated Driveways, Garage with light and power, Workshop with light and power, .

Broadband (estimated speeds)
 Standard 6 mbps
 Superfast 80 mbps
 Ultrafast 1800 mbps

Satellite & Cable TV Availability
 BT
 Sky
 Virgin

Countil Tax - Lincoln - B
 EPC Rating - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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		
(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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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.