



Stanley Place, Lincoln

£795 Per Month


MARTIN & CO

Stanley Place, Lincoln

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£795 Per Month

Date Available: 22nd September 2025

Deposit: £917

Unfurnished

- Well presented
- 2 bedroom terraced
- walking distance to Lincoln city centre
- two reception rooms
- downstairs w/c
- two bedrooms
- Lincoln City - A
- EPC - D

Well presented 2 bedroom terraced property located within walking distance to Lincoln city centre, two reception rooms, modern kitchen and downstairs w/c, two bedrooms and upstairs bathroom plus an enclosed rear garden. Gas central heating and on street parking.



Description
 Well presented 2 bedroom terraced property located within walking distance to Lincoln city centre, two reception rooms, modern kitchen and downstairs w/c, two bedrooms and upstairs bathroom plus an enclosed rear garden. Gas central heating and on street parking.

Unfortunately we cannot accept smokers or pets on this property.

Mobile (based on calls indoors)
 O2 EE Three Vodafone

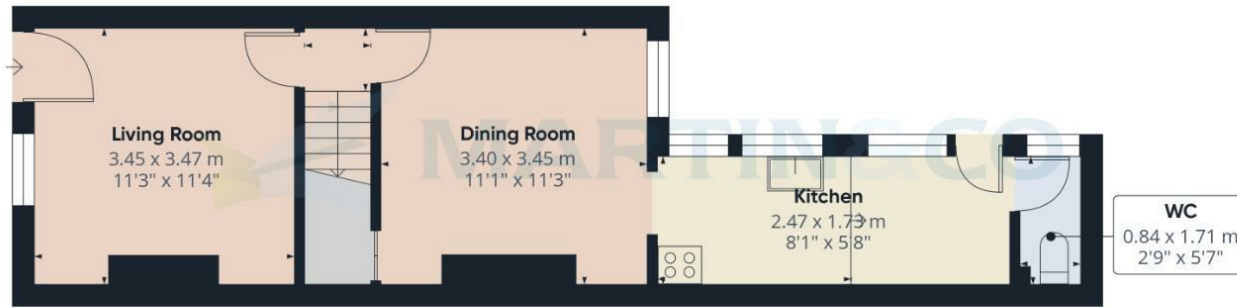
Broadband (estimated speeds)
 Standard 16 mbps
 Superfast 80 mbps
 Ultrafast 1800 mbps

Satellite & Cable TV Availability
 BT Sky Virgin

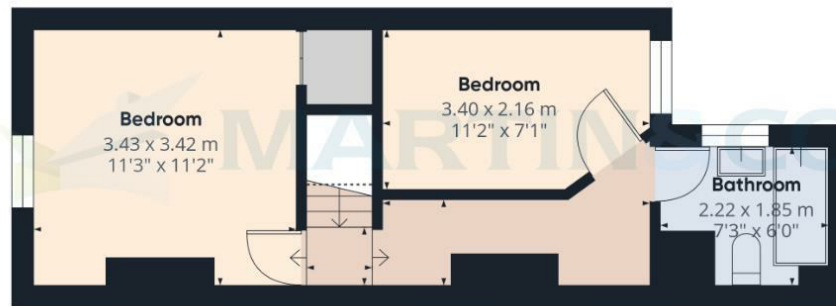


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	63	
England & Wales	EU Directive 2002/91/EC	

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area^m
62.7 m²
676 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.