



**Sidlaw Grove, Brant Road, Lincoln**

**£950 Per Month**

  
**MARTIN&CO**

Sidlaw Grove, Brant Road,  
Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£950 Per Month

Date Available: 23rd February  
2026

Deposit: £1,000

- Three Bedrooms
- Downstairs Bathroom
- Conservatory
- Garage & Parking
- Gas Central Heating
- uPVC Double Glazing

An ideal 3 bedroom semi-detached family home with garage and off road parking, located in the popular area off Brant Road within walking distance to local amenities and good access to schooling. Briefly comprising: entrance porch, lounge, fitted kitchen, dining area, conservatory, 3 x bedrooms and downstairs bathroom.



**FULL DESCRIPTION**

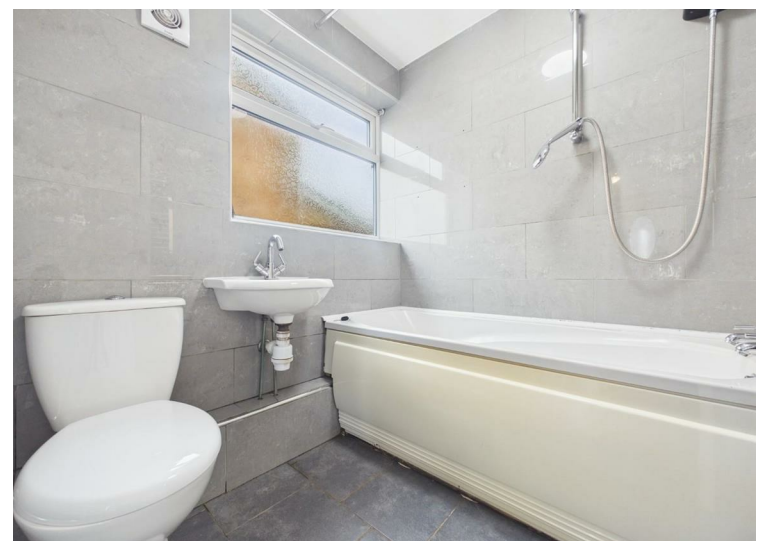
This "must be viewed" to be appreciated property is ideally situated in a quiet area being close to schools and local amenities. Internally comprises: Entrance porch, hall, spacious lounge with patio doors leading to a large heated conservatory. There is a fully fitted kitchen including a range of integrated appliances and a doorway leading to the driveway. Also downstairs there is a bathroom including an "overbath" shower. Upstairs there are 3 x bedrooms. The property has front and rear gardens, driveway and detached garage

Unfortunately we are unable to accept pets or smokers on this property  
initial 6 month tenancy

Mobile (based on calls indoors)  
O2 EE Three Vodafone

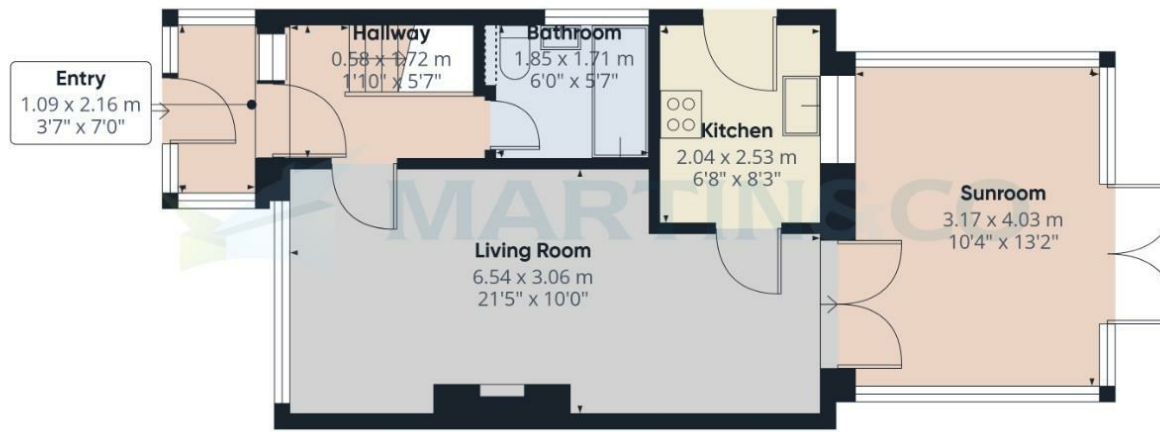
Broadband (estimated speeds)  
Standard 5 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps

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 |                         |           |
|   |                         | <b>87</b> |
|   |                         | <b>71</b> |
| <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>  |                         |           |
| (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 environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|   |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



Floor 0 Building 1

**Approximate total area<sup>(1)</sup>**

76.6 m<sup>2</sup>  
825 ft<sup>2</sup>

**Reduced headroom**

0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(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



Floor 1 Building 1



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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.