



Nurses Lane, Skellingthorpe, Lincoln

£795 PCM


MARTIN&CO

Nurses Lane, Skellingthorpe,
Lincoln

Bungalow - Semi Detached
1 Bedrooms, 1 Bathroom

£795 PCM

Date Available: 3rd November
2025

Deposit: £647

- Semi-Detached Bungalow
- Village Location
- Renovated Throughout
- Newly Installed Kitchen & Shower Room
- Driveway Parking
- Rear Garden
- EPC Rating - E (prior to renovation)
- Council Tax Band - A

One bedroom semi-detached bungalow nestled away on a private road within desirable village of Skellingthorpe. Having been renovated throughout, this property comprises internally of an entrance hall, double bedroom, shower room, living room and a kitchen. Externally with driveway parking and rear garden.



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Skellingthorpe village benefits from local amenities to include shops, primary schooling and public houses. Regular bus service is available into the City Centre and with easy access to the A46 bypass.

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

Length of tenancy - 12 months initial tenancy with a long term tenancy preferred.

EPC Rating - E (prior to renovation)
 Council Tax Band - A - North Kesteven

Mobile (based on calls indoors)
 O2 Vodafone

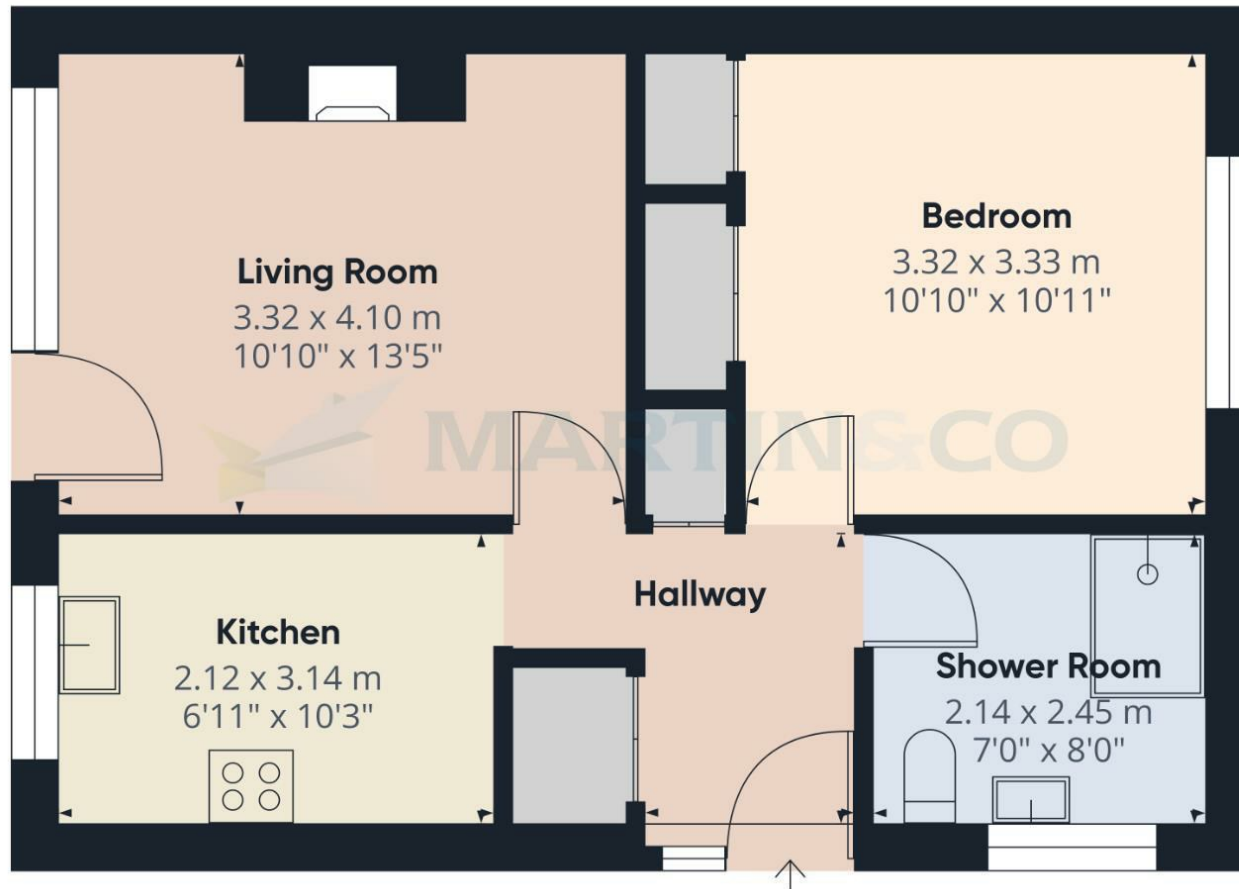
Broadband (estimated speeds)
 Standard 3 mbps
 Superfast 74 mbps
 Ultrafast -

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		
		87
	46	
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		
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Not environmentally friendly - higher CO ₂ emissions		
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Approximate total area⁽¹⁾
43.8 m²
472 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

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

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

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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.