



**Stane Drive, Bracebridge Heath,
Lincoln**

£250 Per Month


MARTIN & CO

Stane Drive, Bracebridge Heath,
Lincoln

House - Mid Terrace
2 Bedrooms, 2 Bathroom

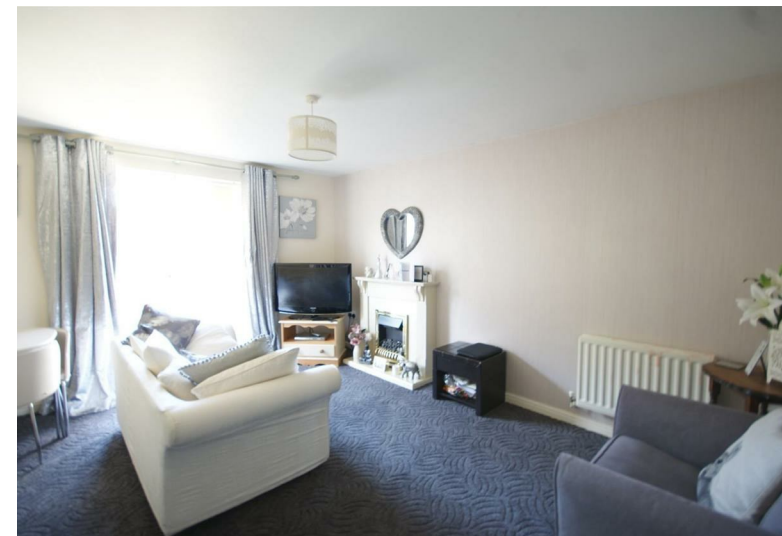
£850 Per Month

Date Available: 21st January
2024

Deposit: £800

- Two Double Bedrooms
- Lounge Diner
- Downstairs Cloakroom
- Driveway Parking for Two Vehicles
- Private Rear Garden
- Popular Location

Two double bedroom mid terraced home situated in the much sought after area of Bracebridge Heath, having local amenities and being only a short drive to Lincoln City centre. Benefiting from off road parking for two vehicles and an enclosed rear garden.



Two double bedroom mid terraced home situated in the much sought after area of Bracebridge Heath, having local amenities and being only a short drive to Lincoln City centre. Benefiting from off road parking for two vehicles and an enclosed rear garden.

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months initial tenancy
 Council tax band - A North Kesteven District Council



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
	68	
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	

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.