



Sibthorp Street, Lincoln

£950 Per Month


MARTIN & CO

Sibthorp Street, Lincoln

House - Mid Terrace

3 Bedrooms, 3 Bathroom

£950 Per Month

Date Available: 24th September
2025

Deposit: £1,096

Unfurnished

- Bay Fronted Family Home
- Spacious Property
- Two Reception Rooms
- Kitchen with Utility Area
- Downstairs Cloakroom
- Rear Garden
- EPC Rating - D
- Council Tax Band - A

Spacious three bedroom bay fronted family home within walking distance to the city centre. This property comprises internally of an entrance hall, living room, dining room, kitchen, utility area and cloakroom with three bedrooms to the first floor and a family bathroom.



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Sibthorp Street is just off Lincoln High Street, offering a variety of local amenities.

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

Length of tenancy - 6 months initial tenancy.

EPC Rating - D
 Council tax band - A - Lincoln City Council

Mobile (based on calls indoors)
 O2 EE Three Vodafone

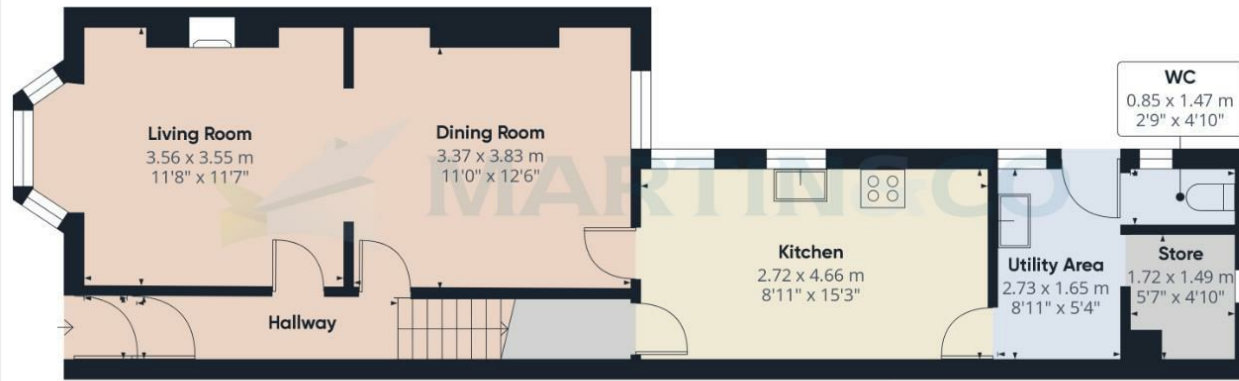
Broadband (estimated speeds)
 Standard 14 mbps
 Superfast 76 mbps
 Ultrafast 1800 mbps

Satellite & Cable TV Availability
 BT Sky Virgin



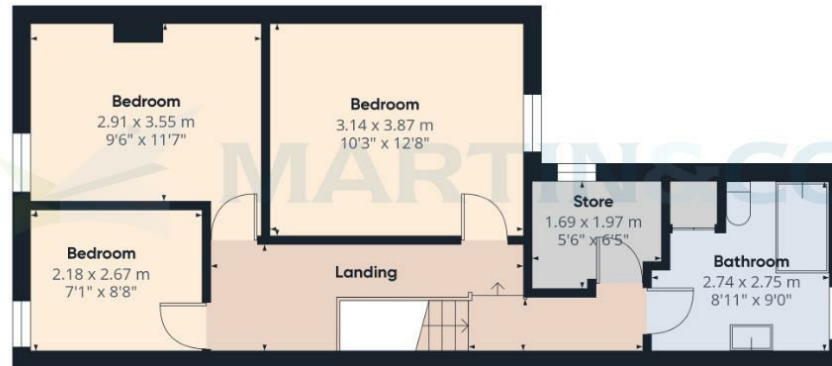
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
		60
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(81-91) A		
(69-80) B		
(55-68) C		
(39-54) D		
(21-38) E		
(1-20) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0

Approximate total area⁽¹⁾
 102.13 m²
 1099.32 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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.