



**Shardloes, Branston**

**£895 Per Month**

  
**MARTIN & CO**

# Shardloes, Branston

Bungalow - Semi Detached  
2 Bedrooms, 2 Bathroom

£895 Per Month

Date Available: 10th November  
2025

Deposit: £1,032

### Unfurnished

- Two Double Bedrooms
- Fitted Kitchen
- Enclosed Rear Garden
- Garage & Driveway
- Village Location
- Gas Central Heating
- uPVC Double Glazing
- Council Tax - B
- EPC - D

A two double bedroom semi-detached bungalow with garage located in the popular village of Branston, having a wealth of amenities and only a short drive into Lincoln city centre itself. Benefiting from uPVC double glazing, gas central heating and an enclosed rear garden.



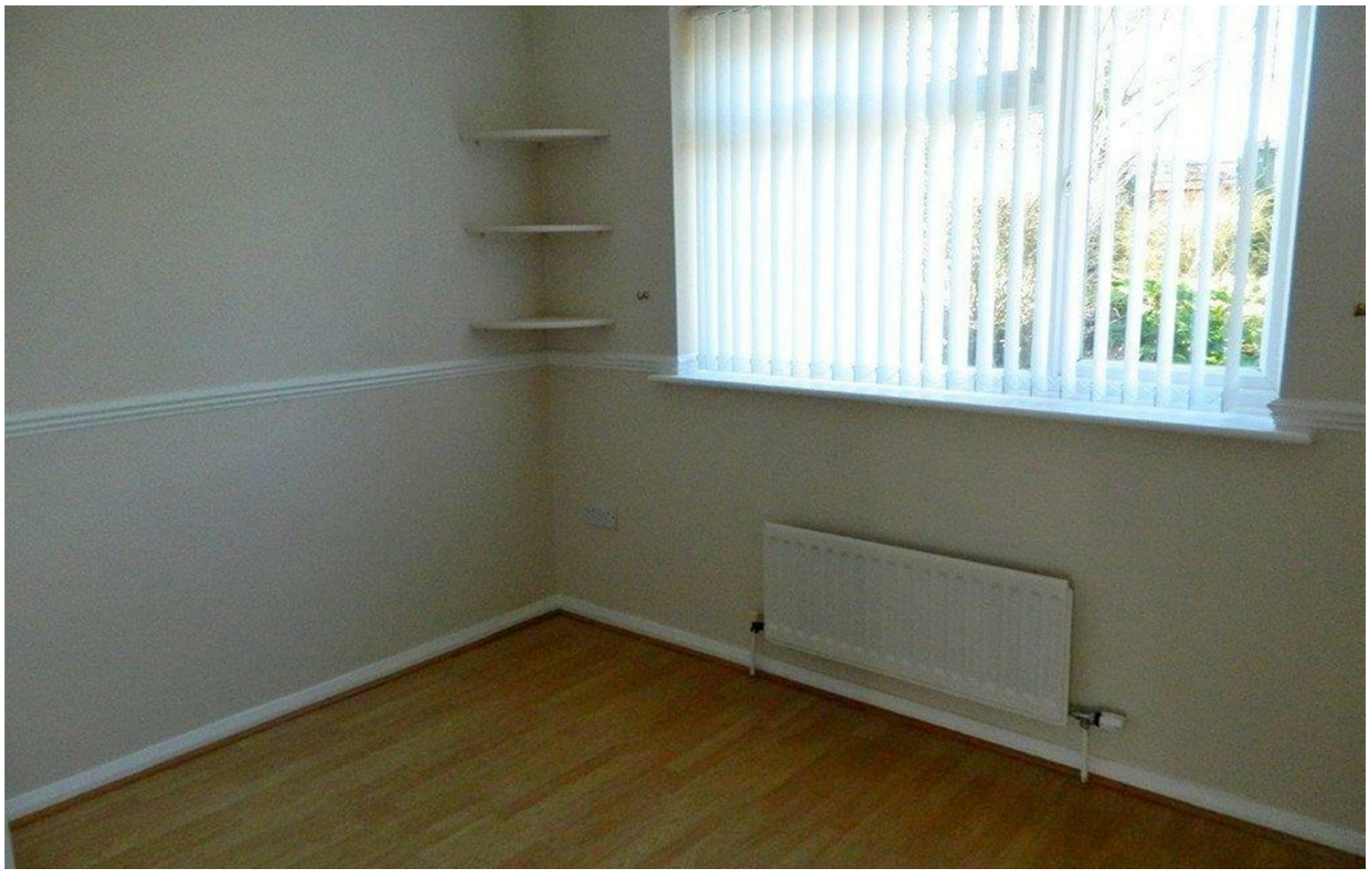
**FULL DESCRIPTION**

Internally this home comprises: entrance hall, fitted kitchen, lounge with gas fire, two double bedrooms, both at the rear aspect and a fully tiled bathroom with an electric shower over the bath. Outside you have an enclosed rear garden with patio area which is not directly overlooked and an outside tap. To the front of the property you have off road parking for 2 vehicles and access to the garage

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 Month initial tenancy  
Council tax band - B - North Kesteven council

Broadband (estimated speeds)  
Standard 8 mbps  
Superfast 49 mbps  
Ultrafast 1000 mbps  
Mobile (based on calls indoors) o2 - GOOD  
Satellite & Cable TV Availability Bt, Sky & Virgin

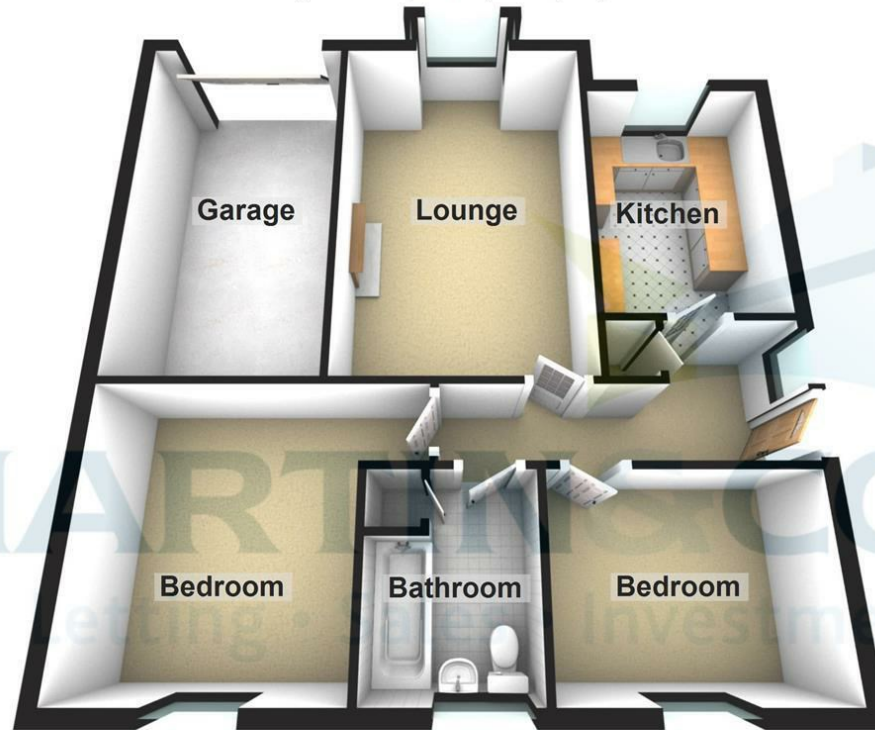


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>63</b>	
<b>England &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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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	<b>63</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Ground Floor

Approx. 67.5 sq. metres (727.1 sq. feet)



Total area: approx. 67.5 sq. metres (727.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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**MARTIN&CO**

**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.