



**Stenigot Close, Lincoln**

**£775 PCM**

  
**MARTIN&CO**



Stenigot Close, Lincoln

House - Semi-Detached  
2 Bedrooms, 2 Bathroom

£775 PCM

Date Available: 19th January  
2025

Deposit: £894

Unfurnished

- Two Bedrooms
- PVC Double Glazing
- Off Road Parking
- Enclosed Rear Garden
- Gas Central Heating
- EPC - C

This two bedroom semi-detached property in the popular area of Doddington Park, close to local amenities and road networks. Off road parking for 2 vehicles and large enclosed rear garden.



**FULL DESCRIPTION**  
This is an excellent example of a 2 bedroom semi-detached home comprises: Lounge, kitchen, two bedrooms (double and single) plus a bathroom with a shower over the bath. Front and rear gardens, plus off road parking, gas central heating and PVC double glazing.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy  
Council tax band - A - Lincoln City Council

Satellite & Cable TV Availability  
BT Sky Virgin

Broadband (estimated speeds)  
Standard 15 mbps  
Superfast 44 mbps  
Ultrafast 1000 mbps

Mobile (based on calls indoors)  
O2 EE Three Vodafone



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</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>70</b>
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>90</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>70</b>
EU Directive 2002/91/EC		
England & Wales		

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