



**Kings Manor, Coningsby, Lincoln**

**£1,250 Per Month**

  
**MARTIN&CO**

# Kings Manor, Coningsby, Lincoln

House - Detached

4 Bedrooms, 4 Bathroom

£1,250 Per Month

Date Available: 4th March 2024

Deposit: £1,442

Unfurnished

- 4 Bedrooms
- En Suite to Master Bedroom
- Fitted Kitchen
- Dining Room
- Village Location
- Council Tax Band D
- EPC Grading B

Detached three storey, four bedroom family home located in the desirable village of Coningsby. Comprising internally of an entrance hall, living room, kitchen diner, and a downstairs wc, three bedrooms and a family bedroom. Boasting of a top floor large master bedroom an en-suite. With Both front and rear gardens, garage and off-road parking.

Unfortunately we cannot accept smokers on this property.

Pets Considered case by case basis

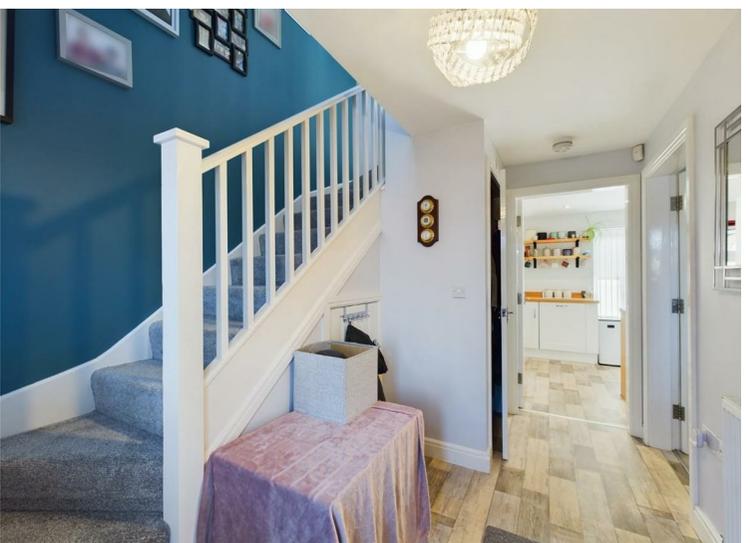
Length of tenancy - 6 months initial tenancy

Council tax band - D - East Lindsey Council



**Description**  
 Detached three storey, four bedroom family home located in the desirable village of Coningsby. Comprising internally of an entrance hall, living room, kitchen diner, and a downstairs wc, three bedrooms and a family bedroom. Boasting of a top floor large master bedroom an en-suite. With Both front and rear gardens, garage and off-road parking.

Initial Let term = 6 months  
 Pets Considered  
 Council Tax Band - D = East Lindsay District Council



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		
	80	89
<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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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate total area<sup>#</sup>  
 114.44 m<sup>2</sup>  
 1231.78 ft<sup>2</sup>

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.

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.

