



Wentworth Drive, Dunholme, Lincoln

£825 Per Month


MARTIN & CO

Wentworth Drive, Dunholme,
Lincoln

House - Mid Terrace
2 Bedrooms, 2 Bathroom

£825 Per Month

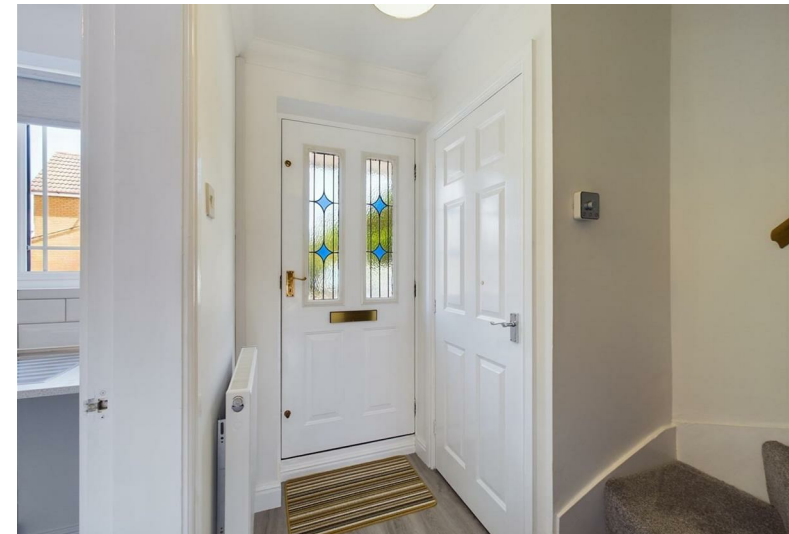
Date Available: 1st August 2025

Deposit: £951

Unfurnished

- Two Bedrooms
- Allocated Parking for 2 x Vehicles
- Gas Central Heating
- Enclosed Rear Garden
- Double Glazing
- Village Location
- EPC RATING - C
- COUNCIL TAX BAND - A

Two bedroom mid terrace home in the sought after village of Dunholme being only a short drive from Lincoln. Comprising internally of an entrance hall, kitchen, living room, two bedrooms and a bathroom. Enclosed rear garden and allocated parking.



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Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy
 Council tax band - A - West Lindsey District Council

Mobile (based on calls indoors)
 O2 EE Three Vodafone

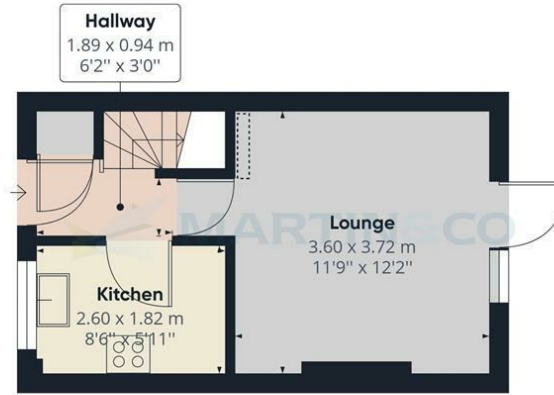
Broadband (estimated speeds)
 Standard 13 mbps
 Superfast 65 mbps
 Ultrafast 1800 mbps

Satellite & Cable TV Availability
 BT Sky Virgin

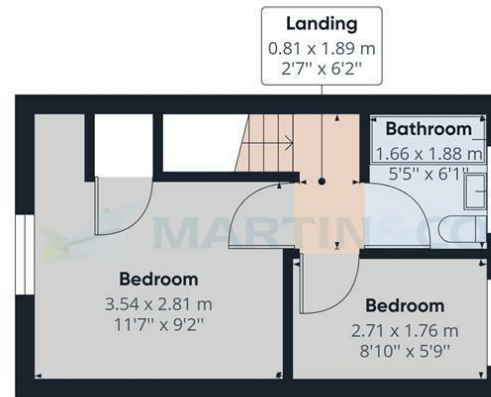


Energy Efficiency Rating	
Current	Potential
	92
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
	70
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
	91
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	
	67
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾

43.65 m²
469.84 ft²

Reduced headroom

0.19 m²
2.01 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360

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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.