



Gardenfield, Skellingthorpe, Lincoln

£1,400 PCM


MARTIN&CO

Gardenfield, Skellingthorpe,
Lincoln

Bungalow

4 Bedrooms, 4 Bathroom

£1,400 PCM

Date Available: 22nd July 2026

Deposit: £1,615

Part furnished

- 4 Bedroom Bungalow
- Low Maintenance Garden
- Driveway Parking and Garage
- Modern Throughout
- Integrated Appliances
- Open Plan Living
- EPC - C
- Council Tax - Band B

Nestled in the area of Gardenfield, Skellingthorpe, this bungalow offers a perfect blend of comfort and convenience. With four bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The bungalow features a well appointed bathroom, ensuring that daily routines are both practical and pleasant.

Residents can enjoy nearby parks, shops, and schools, making it an excellent choice for families or those looking to downsize.



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EPC - C
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Mobile Coverage (based on indoor calls)
EE, O2, Three, Vodafone

Broadband (estimated speeds)
Standard 2 mbps
Superfast 35 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin Media

Entrance Hall
17'3" x 2'11"
Entrance door opening into the hallway, providing access to the accommodation

Living Room
13'10" x 11'4"
A comfortable and well proportioned living space with a window allowing plenty of natural light. Ample room is available for a range of living room furniture.

Kitchen Diner
23'6" x 9'8"
A practical kitchen fitted with a range of base and eye level units with complementary work surfaces and integrated appliances. The dining area provides space for a family dining table, creating a sociable everyday living space.

Cloakroom
3'11" x 6'6"
Convenient cloakroom fitted with a low level WC and wash hand basin and space for a washing machine.

Bedroom
11'11" x 8'4"
A well proportioned double bedroom with space for freestanding bedroom furniture and a patio doors providing natural light and access tot he rear garden.

Bedroom
8'11" x 8'5"
A further good sized bedroom, suitable for use as a double bedroom, children's room or guest bedroom.

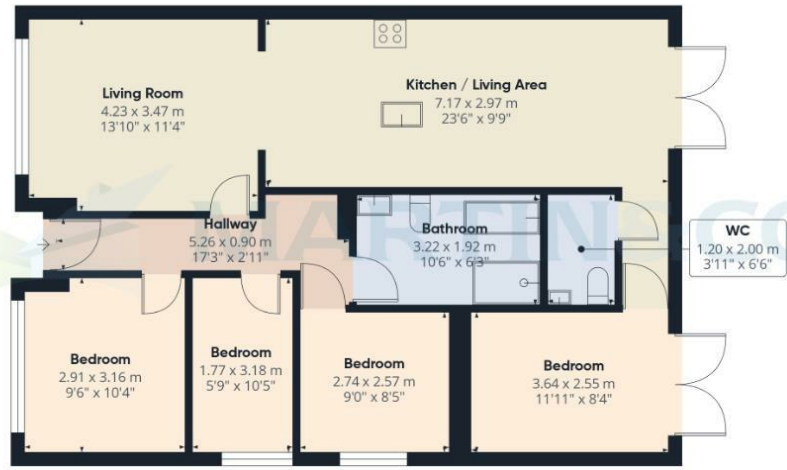
Bedroom
5'9" x 10'5"
A versatile single bedroom, ideal for use as a child's bedroom, nursery or home office.

Bedroom
9'6" x 10'4"
A further good sized bedroom, suitable for use as a double bedroom, children's room or guest bedroom.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
EU Directive 2002/91/EC		
England & Wales		

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





Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
100.2 m²
1078 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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