



**Stanley Street, Lincoln**

**£800 Per Month**

  
**MARTIN&CO**

Stanley Street, Lincoln

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£800 Per Month

Date Available: 11th February  
2025

Deposit: £923

Unfurnished

- Well Presented Home
- Modern Kitchen and Bathroom
- Two Good Sized Bedrooms
- Rear Garden
- EPC - C
- Council tax - A

Two bedroom home situated within a prime location off Newark Road with amenities close by and only a short drive or bus journey into the city centre. Benefits include a fitted kitchen, ground floor bathroom and a good sized rear garden.



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Unfortunately we cannot accept smokers on this property.

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

- Broadband (estimated speeds)
- Standard 6 mbps
- Superfast 80 mbps
- Ultrafast 1000 mbps
- Mobile (based on calls indoors)
- O2 EE Three Vodafone
- Satellite & Cable TV Availability
- BT Sky Virgin



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>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.