



Horner Close, Lincoln

£1,050 PCM


MARTIN&CO

Horner Close, Lincoln

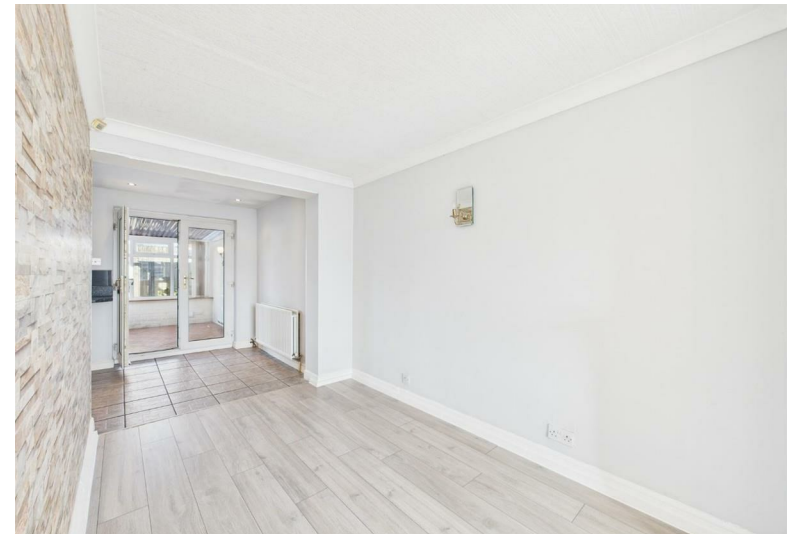
House - Semi-Detached
3 Bedrooms, 3 Bathroom

£1,050 PCM

Date Available: 10th March 2025
Deposit: £1,211
Unfurnished

- Three Bedroom Semi Detached
- Off road parking
- Popular area
- Well presented
- Walking distance to amenities
- EPC Rating - D
- Council Tax Band B - Lincoln City

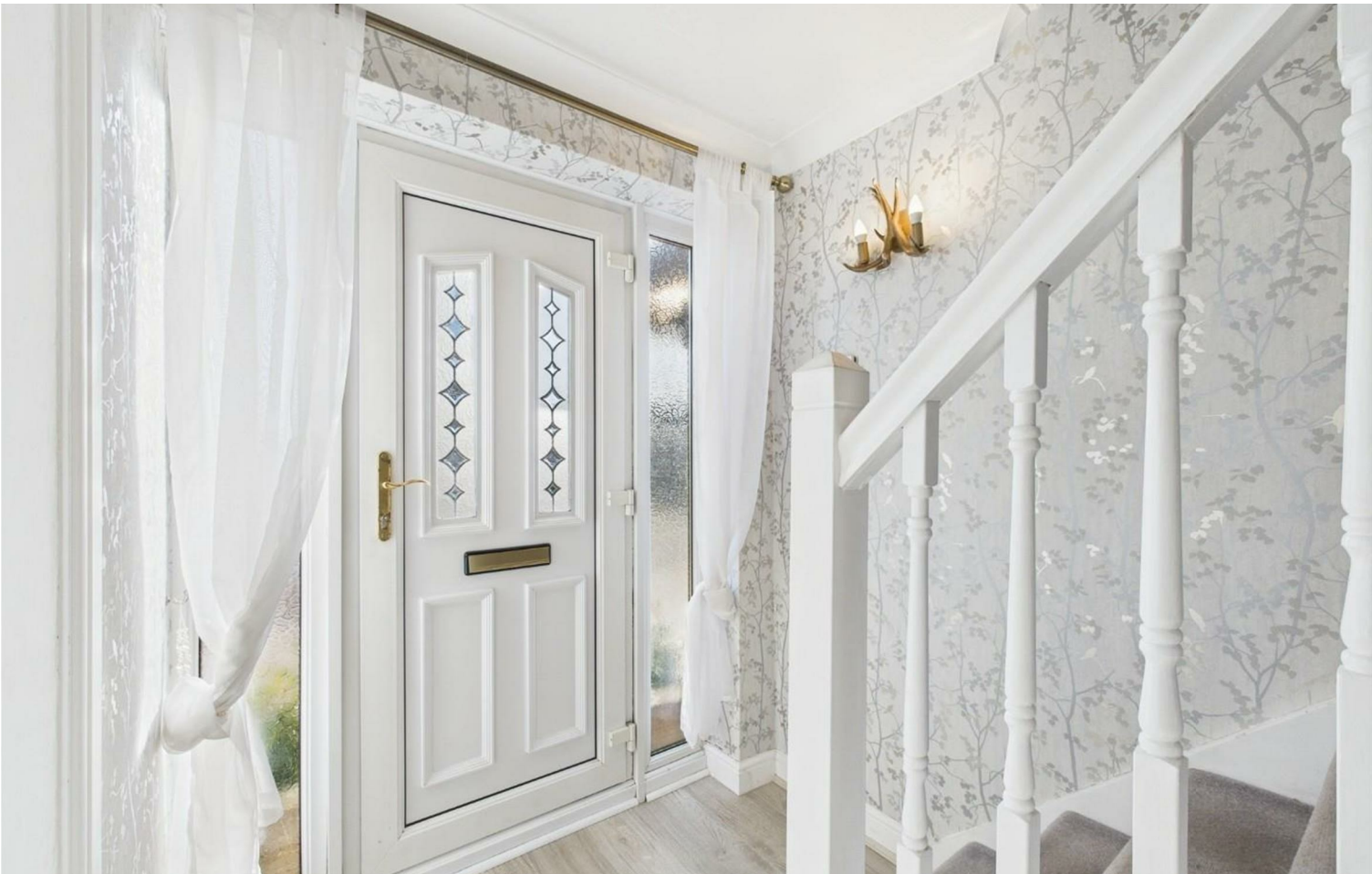
An excellent example of a well presented and modern three bedroom property, situated within walking distance to amenities and only a short drive into the city centre itself. Benefiting from gas central heating, uPVC double glazing.



An excellent example of a well presented and modern three bedroom property, situated within walking distance to amenities and only a short drive into the city centre itself. Comprising internally of an entrance hall with ground floor bathroom, open plan living diner kitchen, conservatory, study and utility area with three bedrooms to the first floor.

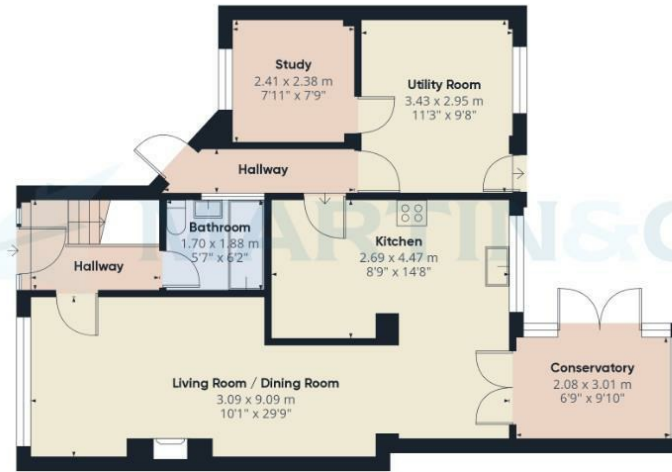
One small pet may be considered on a case by case basis
 Council Tax Band B - Lincoln City
 EPC Rating - D
 Initial 12 month Tenancy

Mobile (based on calls indoors)
 O2,EE,Three,Vodafone
 Broadband (estimated speeds)
 Standard 3 mbps
 Superfast 75 mbps
 Ultrafast 1000 mbps
 Satellite & Cable TV Availability
 BT &Sky

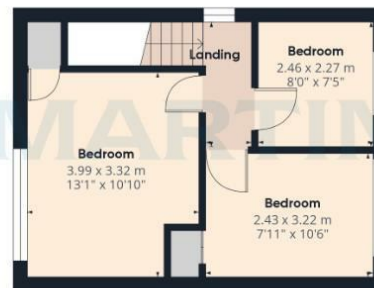


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
		59
England & Wales EU Directive 2002/91/EC		

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Floor 0



Floor 1

Approximate total area⁽¹⁾

98.25 m²
1057.55 ft²

(1) 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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.