



Meadowlake Close, Lincoln

£895 Per Month


MARTIN & CO

Meadowlake Close, Lincoln

Bungalow - Mid Terrace
2 Bedrooms, 2 Bathroom

£895 Per Month

Date Available: 1st September
2025

Deposit: £1,032

Unfurnished

- Over 55's Development
- Recently Refurbished
- Fitted Kitchen and Shower Room
- Two Good Sized Bedrooms
- Rear Garden
- Communal Parking
- Council Tax - B
- EPC Grading - C

Two bedroom bungalow positioned within an exclusive over 55's development in Birchwood. Having been renovated to a high standard, this property comprises internally of an entrance hall, lounge, newly fitted kitchen and shower room plus two good sized bedrooms. Rear garden and communal parking available.



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Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy
Council tax band - B - Lincoln Council

Mobile (based on calls indoors)
O2 EE Vodafone

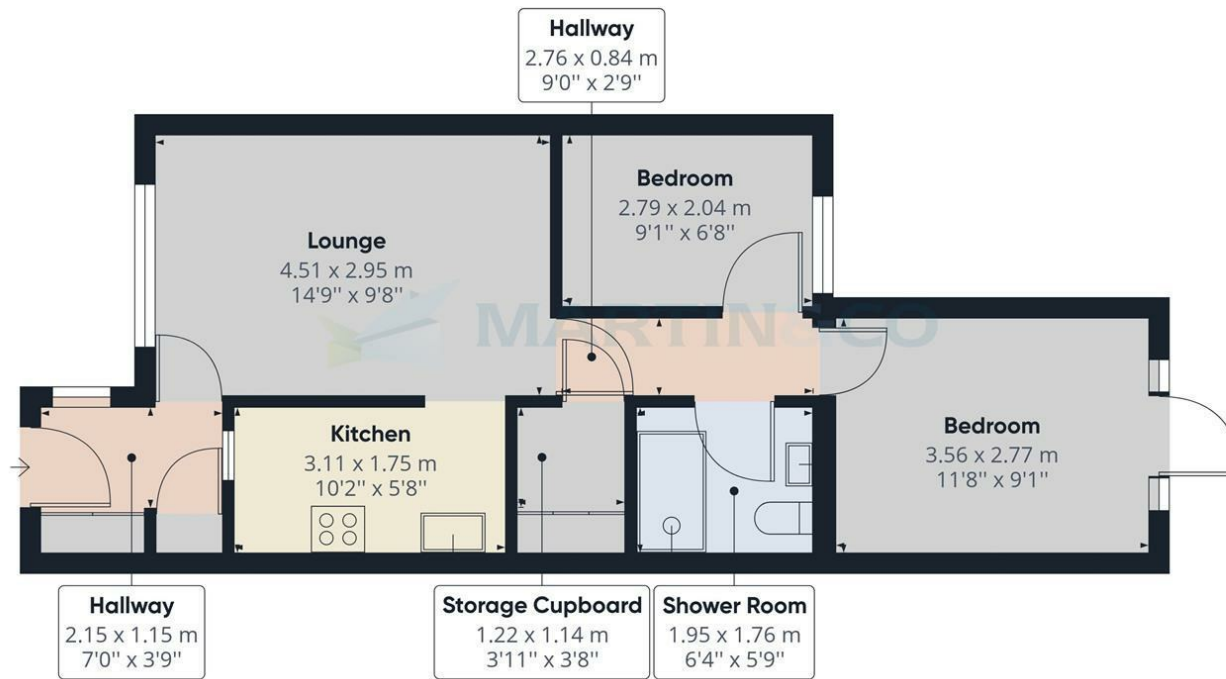
Broadband (estimated speeds)
Standard 2 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT Sky Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
47.17 m²
507.75 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.

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.