



Pigot Way, Lincoln

£750 Per Month


MARTIN & CO

Pigot Way, Lincoln

House - Back to Back
1 Bedrooms, 1 Bathroom

£750 Per Month

Date Available: 29th April 2025

Deposit: £865

Furnished/unfurnished

- One Bedroom Quarter House
- Fixed Surcharge for Utilities
- Open Plan Living
- Allocated Parking for One Vehicle
- Modern and Well Presented
- Popular Uphill Location
- Council Tax - A
- EPC - C

One double bedroom quarter house situated uphill within the popular Carlton Boulevard area of Lincoln. Comprising of an entrance, shower room and double bedroom plus open plan living kitchen diner to the first floor. Includes allocated parking for one vehicle. Fixed Surcharge for Utilities.



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Fixed Surcharge of £241 per calendar month for utilities is payable additionally to the monthly rent which includes; central heating, electricity and water plus external window cleaning.

One Small pets may be considered on a case by case basis.
Unfortunately we cannot accept smokers on this property.

Length of tenancy - 6 months initial tenancy, long term tenancy available
Council tax band - A - Lincoln City Council

Broadband (estimated speeds)
Standard 5 mbps
Superfast 80 mbps
Mobile (based on calls indoors)
O2 & EE & Vodafone
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		
	74	74
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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.