



**Flavian Road, Lincoln**

**£1,100 PCM**

  
**MARTIN&CO**



Flavian Road, Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£1,100 PCM

Date Available: 19th April 2024

Deposit: £1,269

Unfurnished



Three bedroom semi-detached home situated on the popular new development of Roman Gate by Taylor Lindsey. Comprising internally of an entrance hall with WC, living room and open plan kitchen diner, three bedrooms and a family bathroom. Driveway parking, storage garage and gardens.





Three bedroom semi-detached home situated on the popular new development of Roman Gate by Taylor Lindsey. Comprising internally of an entrance hall with WC, living room and open plan kitchen diner, three bedrooms and a family bathroom. Driveway parking, storage garage and gardens.

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

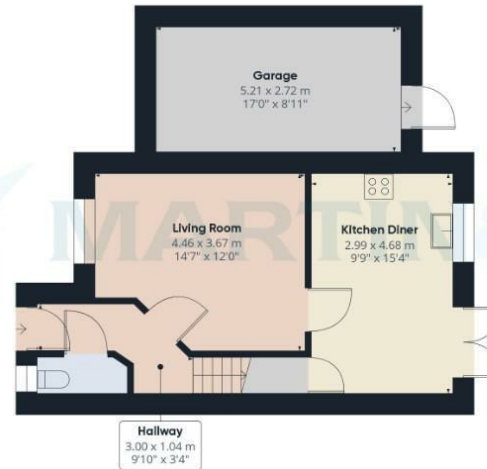
Length of tenancy - 12 months initial tenancy  
Council tax band - B - West Lindsey District Council

Mobile (based on calls indoors) - O2, EE, THREE & Vodafone Good coverage  
Broadband (estimated speeds)  
Standard 2 mbps  
Superfast 63 mbps  
Ultrafast 1000 mbps  
Satellite & Cable TV Availability - BT & Sky

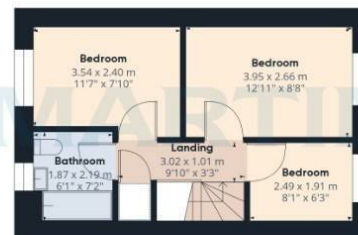


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 94        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

82.96 m<sup>2</sup>  
892.99 ft<sup>2</sup>

(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.

GIRAFFE360

**Martin & Co Lincoln Lettings**  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

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

**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.