



**Foxfield Close, Skellingthorpe,
Lincoln**

£795 Per Month


MARTIN&CO

Foxfield Close, Skellingthorpe,
Lincoln

House - Semi-Detached

2 Bedrooms, 2 Bathroom

£795 Per Month

Date Available: 3rd March 2025

Deposit: £917

Unfurnished

Council Tax Band: B

- Two Bedrooms
- Quiet Cul-de-Sac
- Garage & Off Road Parking
- Modern Kitchen Diner
- Modern Shower Room
- Fully Enclosed South West Facing Rear Garden
- Gas Central Heating
- uPVC Double Glazing
- EPC C
- Council Tax - North Kesteven Band B



A modern and well presented two bedroom semi-detached home tucked away in a quiet cul-de-sac within the popular and well served village of Skellingthorpe. Boasting newly fitted kitchen and bathroom, fully enclosed rear garden, garage and driveway plus gas central heating and uPVC double glazing throughout.

FULL DESCRIPTION

Martin & Co are delighted to offer this modern and extremely well presented two bedroom semi-detached home tucked away in a quiet cul-de-sac within the popular and well served village of Skellingthorpe.

Internally comprising: Entrance porch, lounge with stairs rising to the first floor, newly fitted kitchen with integrated electric oven and gas hob with extractor over plus access into the rear garden. Upstairs you have a double bedroom with fitted wardrobes and a good size single bedroom plus a fully tiled shower room having a large shower cubicle with mains operated shower.

This property further benefits from gas central heating and full uPVC double glazing throughout.

12 Months initial Tenancy

Unfortunately we're unable to accept smokers or pets on this property.

Council Tax - North Kesteven Band B

Broadband (estimated speeds)

Standard 2 mbps

Superfast 56 mbps

Ultrafast 10000 mbps

Mobile (based on calls indoors)

O2 Vodafone

Satellite & Cable TV Availability

BT Sky Virgin



OUTSIDE SPACE

To the rear of the property you have a fully enclosed south west facing rear garden which is mainly laid to lawn with gated access at the side, security light, outside tap and side access into the garage. To the front you have a lawn area and a large gravel driveway providing ample off road parking in front of the garage.

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		
		87
	70	
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		
		87
	69	
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.