



**Nettleham Road, Lincoln**

**£950 Per Month**

  
**MARTIN & CO**

Nettleham Road, Lincoln

Cottage

2 Bedrooms, 2 Bathroom

£950 Per Month

Date Available: 1st August 2026

Deposit: £1,096

Unfurnished

- Grade II Listed Stone Cottage
- Rear Courtyard with Storage
- Short Walk to Bailgate and Cathedral Quarter
- Two Reception Rooms
- Ground Floor Shower Room
- On Road Parking
- EPC RATING - E
- Council Tax Band - A

Two bedroom character cottage positioned uphill on Nettleham Road being a short walk from the Bailgate and Cathedral Quarter of Lincoln. Comprising of two reception rooms, kitchen and ground floor shower room with two bedrooms to the first floor. Private rear courtyard and on road parking.



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 Council tax band - A - Lincoln City Council

Mobile (based on calls indoors)  
 O2 EE Three Vodafone  
 Broadband (estimated speeds)  
 Standard 8 mbps  
 Superfast 77 mbps  
 Ultrafast 1000 mbps  
 Satellite & Cable TV Availability  
 BT Sky Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
		<b>51</b>
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
53.77 m<sup>2</sup>  
578.80 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.

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.