



**Mildmay Street, Lincoln**

**£1,200 PCM**

  
**MARTIN & CO**

Mildmay Street, Lincoln

House - Mid Terrace

3 Bedrooms, 3 Bathroom

£1,200 PCM

Date Available: 23rd May 2025

Deposit: £1,384

Unfurnished

- Bay Fronted Home
- Uphill Location
- Modern Fitted Kitchen
- Utility Area
- Downstairs Cloakroom
- Primary Bedroom with Ensuite
- EPC Rating - D
- Council Tax Band - A

Three bedroom bay fronted home positioned uphill in Lincoln on the desirable Mildmay Street. Comprising internally of a living room, dining room, fitted kitchen with utility area and cloakroom, three bedrooms, primary with ensuite and a bathroom. Externally offering a fully enclosed rear garden.



Three bedroom bay fronted home positioned uphill in Lincoln on the desirable Mildmay Street. Comprising internally of a living room, dining room, fitted kitchen with utility area and cloakroom, three bedrooms, primary with ensuite and a bathroom. Externally offering a generous and fully enclosed rear garden.

Mildmay Street sits within the popular and much sought after uphill area of Lincoln with local amenities and a short distance to Lincoln Cathedral.

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

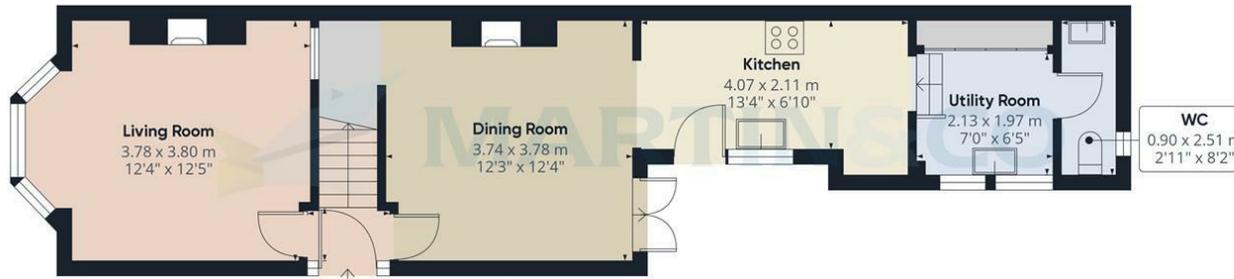
Length of tenancy - 12 months initial tenancy.

EPC Rating - D  
 Council tax band - A - Lincoln City Council

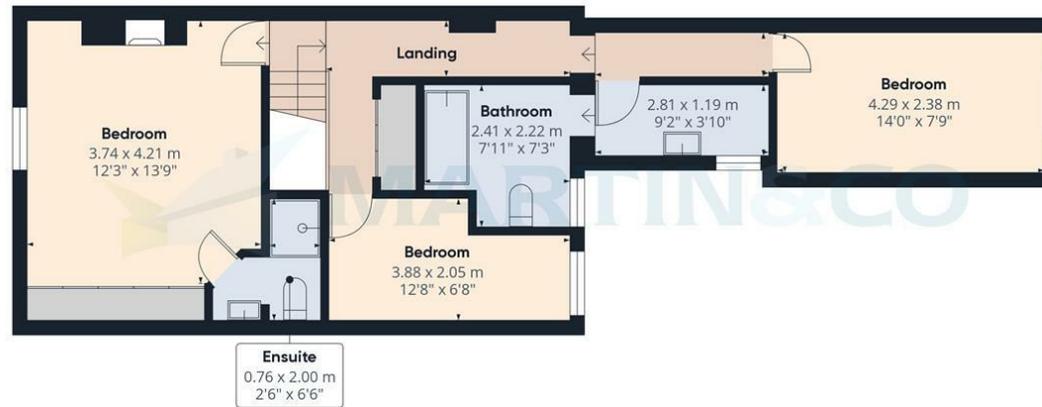


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
		<b>57</b>
<b>England &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>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
101.51 m<sup>2</sup>  
1092.65 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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.