



Rookery Lane, Lincoln

£1,300 Per Month


MARTIN&CO

Rookery Lane, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£1,300 Per Month

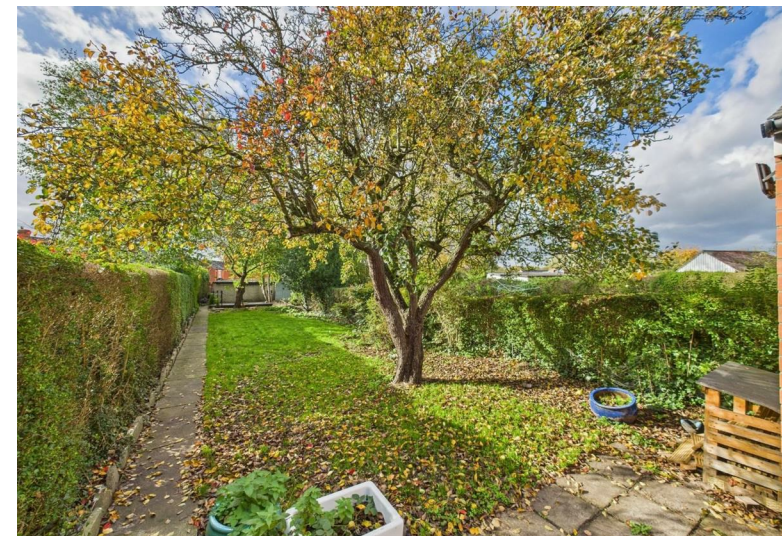
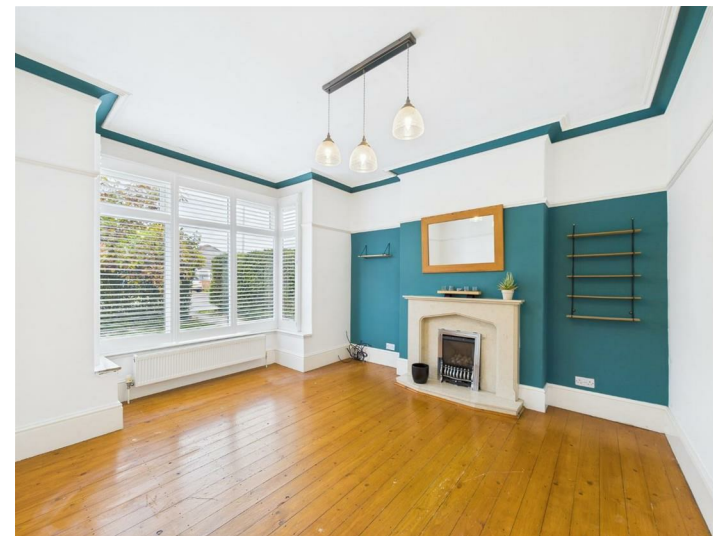
Date Available: 14th November
2025

Deposit: £1,500

Unfurnished

- Extended Family Home
- Modern Breakfast Kitchen and Family Bathroom
- Ground Floor Wet Room
- Three Reception Rooms
- Front and Rear Gardens
- Parking Available to the Rear
- EPC Rating - D
- Council Tax - B

Extended three bedroom semi-detached home situated on Rookery Lane. Internally comprising of three reception rooms, breakfast kitchen with integrated appliances, utility room and ground floor wet room, three bedrooms plus a family bathroom to the first floor. Front and rear gardens with parking available.



Extended three bedroom semi-detached home situated on Rookery Lane. Comprising of three reception rooms, breakfast kitchen with integrated appliances, utility room and ground floor wet room, three bedrooms plus a family bathroom to the first floor. Externally offering front and rear gardens with parking available in front of the rear double garage.

PLEASE NOTE - THE DOUBLE GARAGE IS NOT INCLUDED WITHIN THE LET, BUT YOU CAN PARK IN FRONT OF IT. Please ensure that the access to the rear off Hainton Road is not obstructed for other neighbouring properties that share the access.

Rookery Lane is situated to the south of the city, benefitting from a range of amenities including schooling of all ages, supermarkets, doctors' surgery, shops and much more. Regular bus service operates into Lincoln city centre with road and rail links also nearby.

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 - B - Lincoln



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		
	65	75
England & Wales	EU Directive 2002/91/EC	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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Approximate total area⁽¹⁾
114.6 m²
1232 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.