



**Deansleigh, Lincoln, LN1**

**£1,100 Per Month**

  
**MARTIN & CO**

Deansleigh, Lincoln, LN1

House - Townhouse

4 Bedrooms, 4 Bathroom

£1,100 Per Month

Date Available: 9th September 2024

Deposit: £1,269

Unfurnished

- 4 Bedroom Town House
- Uphill Location
- Driveway Parking
- Rear Garden
- Ensuite and Family Bathroom
- Immaculately Presented
- Council tax band - B
- EPC - C

4 Bedroom Town House located uphill within a popular residential area of Lincoln. Comprising internally of an entrance hall, utility, cloakroom, living space and bedroom, kitchen diner, lounge, three further bedrooms, master with ensuite and a family bathroom. Pets may be considered.



4 Bedroom Town House located uphill within a popular residential area of Lincoln. Comprising internally of an entrance hall, utility, cloakroom, living space and a double bedroom, kitchen diner, lounge, three further double bedrooms, master with ensuite and a family bathroom. Pets may be considered on a case by case basis.

Unfortunately we cannot accept smokers for this property

Length of tenancy - 12 months initial tenancy  
Council tax band - B - Lincoln City Council

- Broadband (estimated speeds)
- Standard 3 mbps
- Superfast 80 mbps
- Ultrafast 1000 mbps
- Mobile (based on calls indoors)
- O2 - GOOD
- EE - GOOD
- Three - FAIR
- Vodafone- GOOD
- Satellite & Cable TV Availability - SKY & BT



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		
	79	89
England & Wales	EU Directive 2002/91/EC	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>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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**01522 503727**  
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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.