



Larkspur Road, Nettleham Fields,
Lincoln

01 950 500 000


MARTIN & CO

Larkspur Road, Nettleham Fields,
Lincoln

House - Detached
4 Bedrooms, 4 Bathroom

£1,250 Per Month

Date Available: 2nd December
2024

Deposit: £1,440

- Four Bedroom Family House
- Recently Refurbished
- Conservatory
- Fitted Kitchen
- Master Bedroom with Ensuite
- Cloakroom
- Rear Garden
- Single Garage with Driveway Parking
- Council Tax - C
- EPC - D

Four bedroom detached family home positioned uphill within Nettleham Fields being close to local amenities and bus routes into the city. Internally comprising of an entrance hall, cloakroom, lounge and dining room, fitted kitchen, conservatory, four bedrooms, master with ensuite and a family bathroom.



FULL DESCRIPTION

Four bedroom detached family home positioned uphill within Nettleham Fields being close to local amenities and bus routes into the city. Internally comprising of an entrance hall, cloakroom, lounge and dining room, fitted kitchen, conservatory, four bedrooms, master with ensuite and a family bathroom.

Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 6 months initial tenancy with a view to extend for a long term let.

Broadband (estimated speeds)
 Standard 1 mbps
 Superfast 45 mbps
 Ultrafast 1000 mbps

Mobile (based on calls indoors)
 O2 EE Three Vodafone

Satellite & Cable TV Availability
 BT Sky Virgin



| 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 | | |
| | | 83 |
| | 57 | |
| England & Wales | 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 | | |
| | | 80 |
| | 49 | |
| England & Wales | EU Directive 2002/91/EC | |



Floor 0



Floor 1

Approximate total area⁽¹⁾

124.65 m²

1341.77 ft²

Reduced headroom

0.16 m²

1.74 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>

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.