



**Appleby Way, Lincoln**

**£975 Per Month**

  
**MARTIN&CO**

Appleby Way, Lincoln

House - Townhouse

3 Bedrooms, 3 Bathroom

£975 Per Month

Date Available: 6th January 2025

Deposit: £1,125

Unfurnished

- GARAGE
- Well Presented Home
- Array of White Goods
- Modern Property
- Full Gas Central Heating
- Full Double Glazing
- Enclosed Garden
- Master with En-suite
- EPC Rating - C
- Council Tax Band - B

An immaculately presented 3 bedroom 3 storey mid town house situated within the Woodfield Glade Development having excellent access for the A46 bypass, yet only a short drive into the City Centre and benefiting from a range of amenities and schools within close proximity. WITH GARAGE AND PARKING.



Internally comprising of a cloakroom, fitted kitchen with an array of appliances., lounge with under stairs storage, French doors into the rear garden and access to the garage. To the first floor you will find two double bedrooms, a study area and the family bathroom with a shower over the bath. On the top floor you have the Master bedroom with en-suite shower room and more storage space. To the rear of the property you have the westerly facing rear garden which leads to the garage and parking for two vehicles . Popular residential location....must be viewed. Register your interest now to avoid disappointment.

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

Length of tenancy - 12 months initial tenancy.  
 Council tax band - B - Lincoln City Council  
 EPC Rating - C  
 Broadband (estimated speeds)  
 Standard 6 mbps  
 Superfast 80 mbps  
 Ultrafast 10000 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) <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		
	76	88
England & Wales	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	75	87
England & Wales	EU Directive 2002/91/EC	

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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.