



**Grange Crescent, Lincoln**

**£950 Per Month**

  
**MARTIN&CO**

# Grange Crescent, Lincoln

Bungalow - Detached  
2 Bedrooms, 2 Bathroom

£950 Per Month

Date Available: 1st September  
2024

Deposit: £1,096

### Unfurnished

- Detached Bungalow
- Two Double Bedrooms
- Modern Kitchen and Shower Room
- Large Lounge
- Driveway Parking
- Single Garage
- Field Views to the Rear
- Close to Local Amenities
- Council Tax Band - B
- EPC Rating - D

Modern detached two bedroom bungalow situated within a mature residential location in Lincoln, occupying a generous plot overlooking the fields to the rear. Internally comprising of a modern fitted kitchen, large lounge, two double bedrooms and a shower room. Gardens, driveway parking and a garage.



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

Length of tenancy - 6 months initial tenancy with the potential to extend for a longer term tenancy  
 Council tax band - B - Lincoln City Council

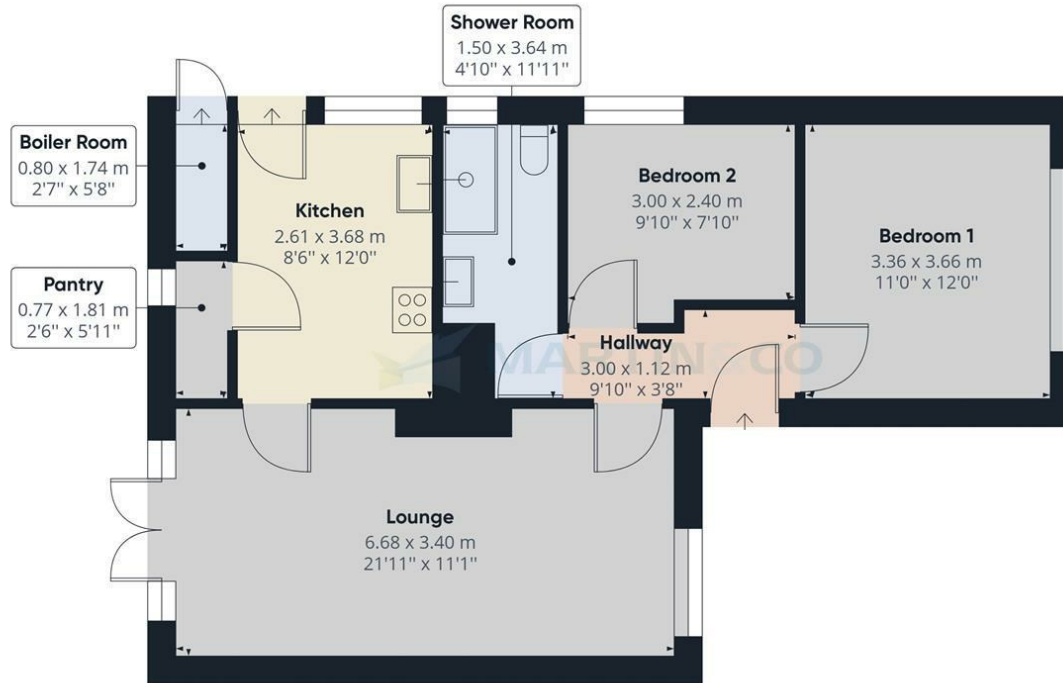
Mobile (based on calls indoors)  
 O2 EE Three Vodafone  
 Broadband (estimated speeds)  
 Standard 4 mbps  
 Superfast 40 mbps  
 Ultrafast 1000 mbps

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		
		<b>83</b>
	<b>64</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>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Approximate total area<sup>(1)</sup>  
64.06 m<sup>2</sup>  
689.53 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.

GIRAFFE 360

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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.