



Digby Close, Lincoln

£800 Per Month


MARTIN&CO

Digby Close, Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£800 Per Month

Date Available: 31st January
2024

Deposit: £923

Unfurnished

- Semi-Detached Home
- Cul-De-Sac Position
- Driveway Parking
- Detached Garage
- Enclosed Rear Garden
- Open Plan Kitchen Diner
- Council Tax - A
- EPC Rating - D

Two bedroom semi-detached home situated within a cul-de-sac in the ever popular Doddington Park area. Comprising internally of an entrance, lounge, kitchen diner, two bedrooms and a bathroom. Externally there is a large gravelled driveway for off road parking, detached garage and a rear garden.



Two bedroom semi-detached home situated within a cul-de-sac in the ever popular Doddington Park area. Comprising internally of an entrance, lounge, kitchen diner, two bedrooms and a bathroom. Externally there is a large gravelled driveway for off road parking, detached garage and a rear garden.

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.
 Long term tenancy may be available.
 Council tax band - A - Lincoln City Council



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		
		86
	68	
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		
England & Wales	EU Directive 2002/91/EC	

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.