



**Nurses Lane, Skellingthorpe, Lincoln**

**£795 Per Month**

  
**MARTIN & CO**

Nurses Lane, Skellingthorpe,  
Lincoln

Bungalow - Semi Detached  
1 Bedrooms, 1 Bathroom

£795 Per Month

Date Available: 3rd November  
2025

Deposit: £647

- Semi-Detached Bungalow
- Village Location
- Renovated Throughout
- Newly Installed Kitchen & Shower Room
- Driveway Parking
- Rear Garden
- EPC Rating - E (prior to renovation)
- Council Tax Band - A

One bedroom semi-detached bungalow nestled away on a private road within desirable village of Skellingthorpe. Having been renovated throughout, this property comprises internally of an entrance hall, double bedroom, shower room, living room and a kitchen. Externally with driveway parking and rear garden.



One bedroom semi-detached bungalow nestled away on a private road within desirable village of Skellingthorpe. Having been renovated throughout, this property comprises internally of an entrance hall, double bedroom, shower room, living room and a kitchen. Externally with driveway parking and rear garden.

Skellingthorpe village benefits from local amenities to include shops, primary schooling and public houses. Regular bus service is available into the City Centre and with easy access to the A46 bypass.

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

Length of tenancy - 12 months initial tenancy with a long term tenancy preferred.

EPC Rating - E (prior to renovation)  
 Council Tax Band - A - North Kesteven

Mobile (based on calls indoors)  
 O2 Vodafone

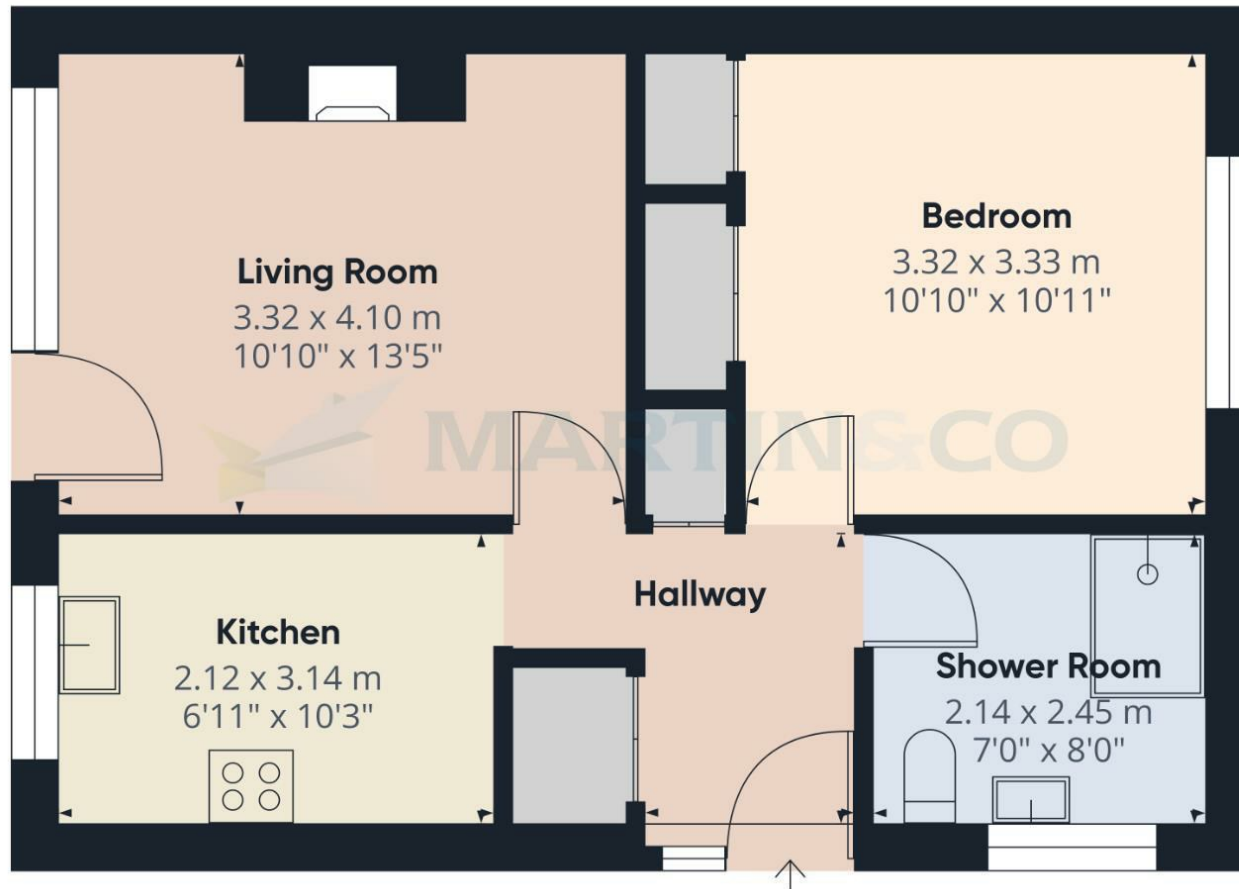
Broadband (estimated speeds)  
 Standard 3 mbps  
 Superfast 74 mbps  
 Ultrafast -

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>87</b>
	<b>46</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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>  
43.8 m<sup>2</sup>  
472 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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