



Earlsfield, Branston, Lincoln

£975 Per Month


MARTIN & CO

Earlsfield, Branston, Lincoln

Bungalow - Detached
3 Bedrooms, 3 Bathroom

£975 Per Month

Date Available: 8th September
2025

Deposit: £1,125

Unfurnished

- Three Bedroom Detached Bungalow
- Lounge plus Kitchen Diner
- Modern Bathroom with Bath and Shower
- Driveway and Garage
- Enclosed Rear Garden
- GCH and DG
- Popular Village of Branston
- North Kesteven District Council - C
- EPC - D

Three Bedroom Detached Bungalow situated in a quiet cul-de-sac location in the popular village of Branston. Benefits include a Lounge, Kitchen/Diner, Modern Bathroom, Master Bedroom with fitted wardrobes, Two further Bedrooms, Garage, Driveway and a enclosed private Garden.



Description
 Three Bedroom Detached Bungalow situated in a quiet cul-de-sac location in the popular village of Branston. Benefits include a Lounge, Kitchen/Diner, Modern Bathroom, Master Bedroom with fitted wardrobes, Two further Bedrooms, Garage, Driveway and a enclosed private Garden.

Unfortunately we are unable to accept smokers at this property
 12 Month initial tenancy
 EPC - D
 North Kesteven District Council - C

Mobile (based on calls indoors)
 O2 EE Three Vodafone

Broadband (estimated speeds)
 Standard 7 mbps
 Superfast 80 mbps
 Ultrafast 1000 mbps

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	
	85
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	
	83
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.