



Pavillion Gardens, Lincoln

£950 Per Month


MARTIN&CO

Pavillion Gardens, Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£950 Per Month

Date Available: 15th September
2025

Deposit: £1,096

Unfurnished

- Semi-Detached Home
- Modern and Well Presented
- Entrance with Cloakroom
- Fitted Kitchen
- Spacious Living Room
- Two Double Bedrooms
- Shower Room
- Enclosed Rear Garden
- Tandem Parking for Two Vehicles
- EPC Rating - C / Council Tax Band - B

Two bedroom semi-detached home positioned just outside of North Hykeham, close to nearby facilities. Comprising internally of an entrance with cloakroom, fitted kitchen, living room, two double bedrooms and a shower room. Externally offering an enclosed rear garden and tandem parking for two vehicles.



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

EPC Rating - C
 Council Tax Band - B - Lincoln

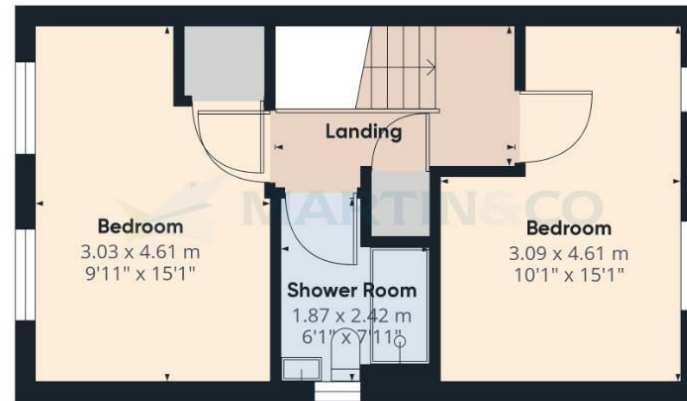


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	89
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area⁽¹⁾
70.99 m²
764.15 ft²

Reduced headroom
1.31 m²
14.05 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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.