



**Fulmen Close, Lincoln**

**£1,100 Per Month**

  
**MARTIN&CO**



Fulmen Close, Lincoln

House - End Terrace

3 Bedrooms, 3 Bathroom

£1,100 Per Month

Date Available: 1st September 2026

Deposit: £1,269

Unfurnished

- Three Bedrooms
- End Terrace Property
- Allocated Parking
- Enclosed Rear Garden
- Popular Development
- EPC C
- Council Tax B

Three Bedroom End Terraced family home situated on the popular St Georges development off Long Leys Road to the west of Lincoln city. Benefitting from three bedrooms, family bathroom, cloakroom, living room and kitchen. Allocated parking and enclosed rear garden.



Description  
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Council Tax - B  
EPC - c

Mobile (based on calls indoors)  
O2 EE Three Vodafone

Broadband (estimated speeds)

Standard 6 mbps  
Superfast 80 mbps  
Ultrafast 5500 mbps  
Satellite & Cable TV Availability  
BT& Sky



| 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 |                            |                            |
| England & Wales                             | EU Directive<br>2002/91/EC | EU Directive<br>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 |                            |                            |
| England & Wales                                                 | EU Directive<br>2002/91/EC | EU Directive<br>2002/91/EC |

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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.