



St Nicholas Street, Lincoln

£800 PCM


MARTIN&CO

St Nicholas Street, Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£800 PCM

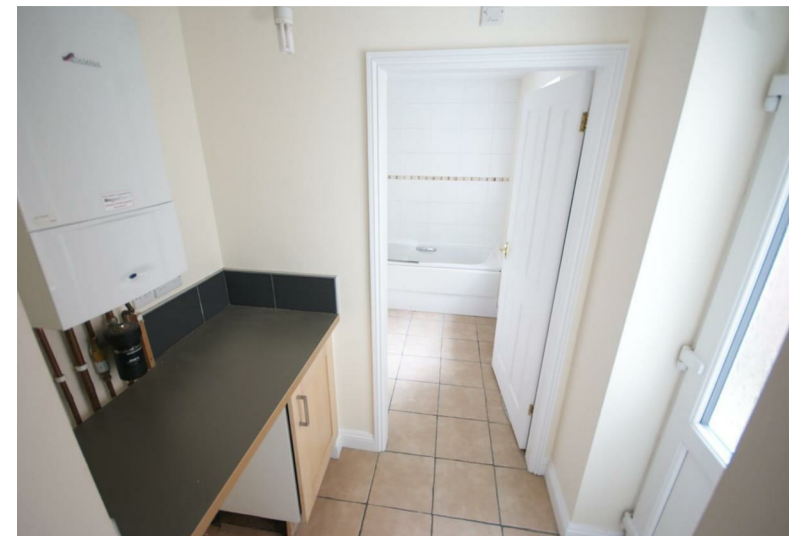
Date Available: 9th February
2026

Deposit: £923

Unfurnished

- Accommodation over 3 floors
- Modern fitted kitchen
- Family bathroom
- Basement den
- Two double bedrooms
- Fully enclosed low maintenance garden
- On road parking
- Must view to be appreciated
- EPC B
- Council tax A

A fabulous character property with modern features. Accommodation over 3 floors comprises 'basement den', fitted dining kitchen with utility area, family bathroom with shower over bath, front reception room and two double bedrooms. A fully enclosed low maintenance back garden and on road parking. Perfect city location close to the ever popular Bailgate area. Must be viewed to be appreciated.



Description
A fabulous character property with modern features. Accommodation over 3 floors comprises 'basement den', fitted dining kitchen with utility area, family bathroom with shower over bath, front reception room and two double bedrooms. A fully enclosed low maintenance back garden and on road parking. Perfect city location close to the ever popular Bailgate area. Must be viewed to be appreciated.

Initial 6 month tenancy

Mobile (based on calls indoors)
O2 EE Three Vodafone

Broadband (estimated speeds)
Standard 8 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT Sky Virgin



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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