



Sandtoft Close, Lincoln

£1,200 PCM


MARTIN&CO

Sandtoft Close, Lincoln

Bungalow - Detached
3 Bedrooms, 3 Bathroom

£1,200 PCM

Date Available: 9th February
2026

Deposit: £1,384

Unfurnished

- Detached Bungalow
- Generous Plot
- Conservatory
- Non Overlooked Garden
- Driveway Parking
- Single Garage
- EPC Rating - D
- Council Tax Band - C

Three bedroom detached bungalow occupying a prime position within Doddington Park. Internally comprising of an entrance hall, three bedrooms, master with ensuite, family bathroom, spacious lounge, fitted kitchen diner with a range of appliances and a conservatory. Single garage, driveway parking for multiple vehicles and a non overlooked rear garden.



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Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 6 months initial
Council tax band - C - Lincoln City Council

Mobile (based on calls indoors)
O2 EE Three Vodafone

Broadband (estimated speeds)
Standard 14 mbps
Superfast 48 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
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Approximate total area[®]
124.97 m²
1345.17 ft²

Excluding balconies and terraces.

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

GIRAFFE360

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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.

