



Lincoln Road, Ingham, Lincoln

£995 PCM


MARTIN&CO

Lincoln Road, Ingham, Lincoln

House - Mid Terrace

3 Bedrooms, 3 Bathroom

£995 PCM

Date Available: 17th February
2026

Deposit: £1,148

Unfurnished

- Fitted Kitchen with Appliances
- Gas Central Heating
- Bathroom and Cloakroom
- Enclosed Rear Garden
- Off Road Parking
- Village Location
- Council Tax - B
- EPC - D

This three bedroom property is situated within the sought after and picturesque village of Ingham. Kitchen/diner including free standing appliances, lounge with electric fire, cloakroom and family bathroom. Driveway for two cars and garden to rear aspect.

Length of tenancy - 6 months initial tenancy
Council tax band - B - West Lindsey District Council

Mobile (based on calls indoors) o2 EE Three
Vodafone - Average Coverage

Broadband (estimated speeds) Standard 2
mbps Superfast 80 mbps Ultrafast -
UNAVAILABLE

Satellite & Cable TV Availability BT & Sky Virgin

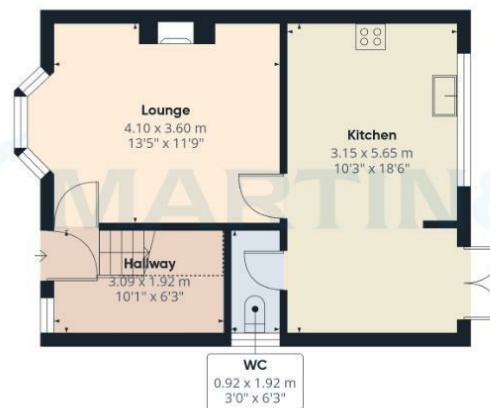


This three bedroom character cottage is nestled within the sought after and picturesque village of Ingham. Amenities include the village hall, tennis court, play park which has been renovated in 2022, 13th century village church and war memorial, doctors surgery and two public houses. Ideal location for walkers and pet owners as the village is surrounded by public paths. Commutable distance into the city of Lincoln with regular transport links plus the ever popular William Farr CofE secondary is approximately only 5 miles away. Length of tenancy - 6 months initial tenancy Council tax band - B - West Lindsey District Council Mobile (based on calls indoors) o2 EE Three Vodafone - Average Coverage Broadband (estimated speeds) Standard 2 mbps Superfast 80 mbps Ultrafast - UNAVAILABLE 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		
		81
	64	
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		



Floor 0



Floor 1



Approximate total area⁽¹⁾

86.9 m²

937 ft²

Reduced headroom

1.5 m³

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.