



**Newark Road, Lincoln**

**£1,200 Per Calendar Month**

  
**MARTIN&CO**



Newark Road, Lincoln

House - Mid Terrace

4 Bedrooms, 4 Bathroom

£1,200 Per Calendar Month

Date Available: 26th February  
2026

Deposit: £1,384

Unfurnished

- 4 Bedrooms
- Off Road Parking
- 2 Reception Rooms
- Bathroom and Separate Shower Room
- Lincoln City Council Tax Band C
- EPC - D

Modern 4 Bedroom terraced House. 2 reception rooms, Large breakfast Kitchen with a utility room. Bathroom and separate Shower Room. Rear Garden and Driveway parking to the front. Situated on Newark Road, the home offers excellent access to the city centre and convenient routes out of the city. It is also ideally located close to secondary schools and public transport links, making it perfectly positioned for families and commuters alike.





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Initial tenancy 6 month tenancy  
Council Tax - Lincoln City council - C  
EPC - D

Mobile (based on calls indoors) - O2 EE Three  
Vodafone

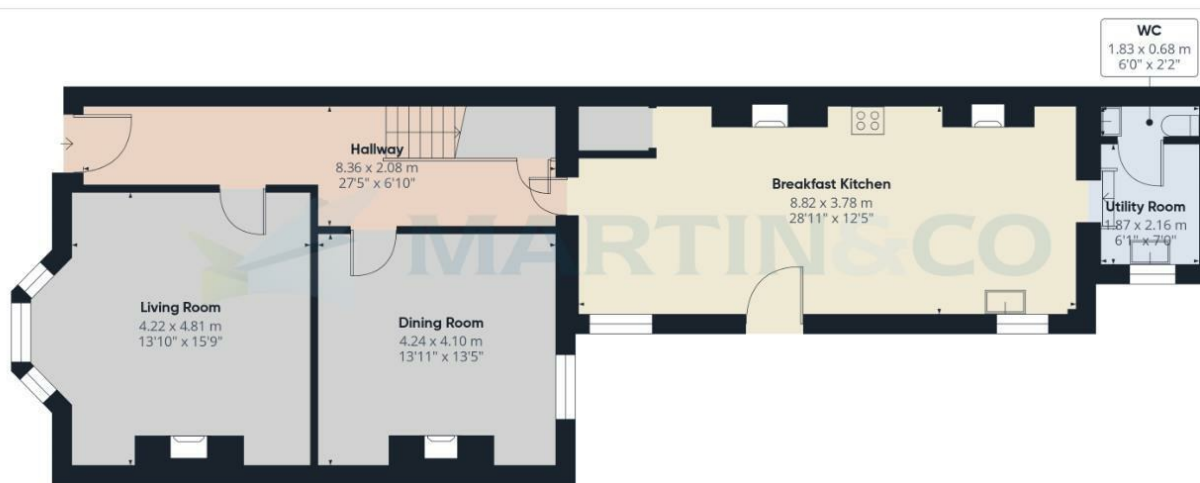
Broadband (estimated speeds)  
Standard 5 mbps  
Superfast 80 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability - BT Sky Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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 2002/91/EC	80

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>		
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

173.5 m<sup>2</sup>  
1867 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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**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.

