



**King Drive, Bracebridge Heath,  
Lincoln**

**£1,200 Per Month**

**MARTIN & CO**

King Drive, Bracebridge Heath,

Lincoln

House - Detached

3 Bedrooms, 3 Bathroom

£1,200 Per Month

Date Available: 9th February  
2026

Deposit: £1,384

Unfurnished

Council Tax Band: C

- Newly installed boiler and radiators
- Newly installed 8 panel solar system with 5 kw battery
- Dishwasher
- Loft fully insulated.
- Fully refurbished throughout
- Popular area of Bracebridge Heath
- Council Tax C
- **EPC B**

This delightful Detached house on King Drive, in the popular residential area of Bracebridge heath., offers three generously sized double bedrooms. The master bedroom features an ensuite bathroom.

The house boasts a well-appointed family bathroom and a convenient downstairs w/c.

Generously sized living room and Modern kitchen diner with built in cooker & hob and Dishwasher.

Outside, the property features a lovely garden complete with a shed. The driveway provides parking for One vehicles.

Located in a friendly neighbourhood, this property is close to local amenities and offers easy access to nearby schools and parks.



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Unfortunately we cannot accept pets or smokers at this property.

Initial 6 Month tenancy

Mobile (based on calls indoors)  
O2 EE Three Vodafone

Broadband (estimated speeds)  
Standard 2 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		
(81-91) B	83	83
(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 <sub>2</sub> ) Rating		
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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.