



8 SUSSEX GARDENS LINCOLN, LN1 2UL

£850 PCM

A spacious and well-presented two double bedroom terraced home, located in Scampton and ideally suited to professionals, couples, or small families.

The property offers excellent access to the A15, Lincoln city centre, and the A46 bypass, making it perfect for commuters seeking a quieter location.


The accommodation comprises an entrance hall, a bright and comfortable living and dining area with electric fire, and a fitted kitchen with cooker and hob.

To the rear, there is a useful utility area with additional storage and direct access to the garden.

BELL



EPC Rating: D Council Tax Band: A

| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 83 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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