



**Lindholme Road, Doddington Park**

**£950 PCM**

  
**MARTIN&CO**

# Lindholme Road, Doddington Park

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£950 PCM

Date Available: 13th September  
2024

Deposit: £1,000

- 3 bedrooms
- Conservatory
- Garage
- Off road parking
- Well presented
- Lounge/Diner
- Enclosed rear garden
- UPVC double glazing
- Council tax B
- EPC C

A well presented 3 bedroom semi-detached home ideally located in the popular area on Doddington Park close to amenities and fantastic access to Lincoln's A46 bypass. This home benefits from full uPVC double glazing, central heating, conservatory, off road parking and a garage.



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Unfortunately we cannot accept pets or smokers on this property.

Length of tenancy - 12 months initial tenancy  
Council tax band - B - Lincoln Council

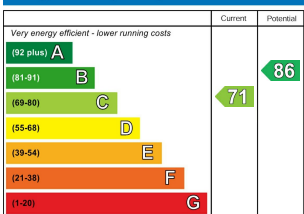
Mobile (based on calls indoors)  
O2&&EE &Three&Vodafone

Broadband (estimated speeds)  
Standard 16 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps

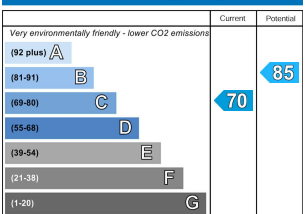
Satellite & Cable TV Availability  
BT &Sky&Virgin



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

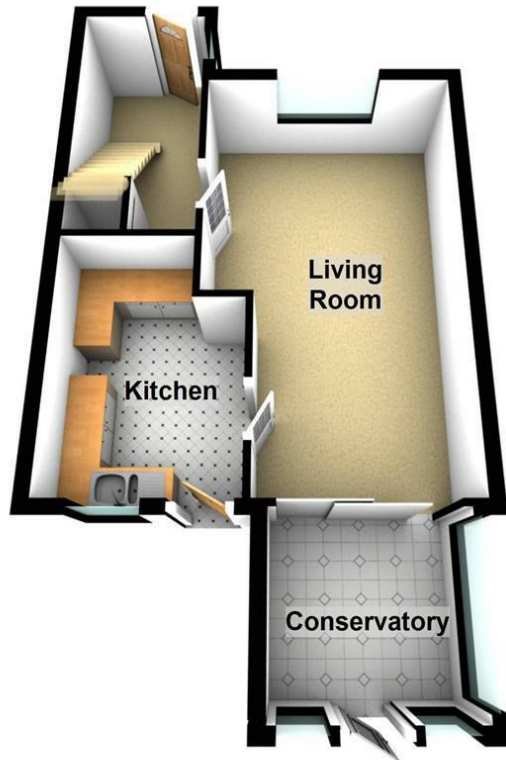


England & Wales EU Directive 2002/91/EC

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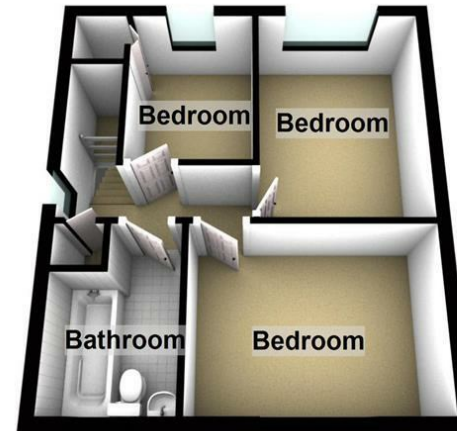
## Ground Floor

Approx. 40.9 sq. metres (439.7 sq. feet)



## First Floor

Approx. 32.9 sq. metres (354.2 sq. feet)



Total area: approx. 73.8 sq. metres (793.9 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.  
Plan produced using PlanUp.

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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.