



**Rockingham Close, Lincoln**

**£875 PCM**

  
**MARTIN & CO**

Rockingham Close, Lincoln

House - End Terrace

3 Bedrooms, 3 Bathroom

£875 PCM

Date Available: 23rd September 2024

Deposit: £1,009

Unfurnished

- Immaculately Presented
- Gas Central Heating
- Driveway
- Popular Location
- Spacious Family Home
- uPVC Double Glazing
- 3 x Bedrooms
- Enclosed Rear Garden

A well presented three bedroom family home situated in the popular Doddington Park area being close to a wealth of local amenities, including shops, schools, good bus routes and is also close to the A46 Lincoln bypass. Viewings Highly Recommended.



This well presented family home offers spacious living accommodation briefly comprising of, an entrance porch, cloakroom, lounge, fitted kitchen diner, three bedrooms and a family bathroom with a shower over the bath. The property further benefits from uPVC double glazing and gas fired central heating. Outside there is a driveway providing off road parking and well maintained gardens to the rear.

Unfortunately we cannot accept smokers or pets on this property.

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

Broadband (estimated speeds)  
Standard 13 mbps  
Superfast 80 mbps  
Ultrafast 10000 mbps

Mobile (based on calls indoors)  
O2 EE Three

Satellite & Cable TV Availability  
BT & Sky



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		
		<b>87</b>
	<b>66</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>89</b>
	<b>67</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.