



Dene Road, Skellingthorpe, Lincoln

£1,400 PCM


MARTIN & CO

Dene Road, Skellingthorpe,
Lincoln

Bungalow - Detached
5 Bedrooms, 5 Bathroom

£1,400 PCM

Date Available: 6th November
2023

Deposit: £1,615

- Extended Detached Bungalow
- Open Plan Kitchen Diner
- Master Bedroom with Ensuite and Dressing Area
- Two Ensuite Bedrooms
- Village Location
- Driveway Parking for Multiple Vehicles
- South West Facing Rear Garden
- Outside Storage
- EPC Rating D / Council Tax Band C

Extended detached five bedroom family home within the popular village of Skellingthorpe. This deceptively spacious home offers flexible living throughout and is finished to a high standard. Viewings are recommended to fully appreciate all that this property has to offer.



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Skellingthorpe village benefits from local amenities to include shops, primary schooling and public houses. Regular bus service is available into the City Centre and with easy access to the A46 bypass.

Unfortunately we cannot accept smokers on this property.
 Pets may be considered on a case by case basis.

Length of tenancy - 6 or 12 months initial tenancy
 Council tax band - C - North Kesteven District Council

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

Broadband (estimated speeds)
 Standard 3 mbps
 Superfast 74 mbps
 Ultrafast 1000 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		85
	66	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
 131.73 m²
 1417.90 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Martin & Co Lincoln Lettings
 33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
 8HW
 01522 503727 . lincoln@martinco.com

01522 503727
<http://www.martinco.com>



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.