



Nettleham Road, Lincoln

£875 PCM


MARTIN&CO

Nettleham Road, Lincoln

Cottage

2 Bedrooms, 2 Bathroom

£875 PCM

Date Available: 16th June 2025

Deposit: £1,009

Unfurnished

- Grade II Listed Stone Cottage
- Rear Courtyard with Storage
- Short Walk to Bailgate and Cathedral Quarter
- Two Reception Rooms
- Ground Floor Shower Room
- On Road Parking
- EPC RATING - E
- Council Tax Band - A

Two bedroom character cottage positioned uphill on Nettleham Road being a short walk from the Bailgate and Cathedral Quarter of Lincoln. Comprising of two reception rooms, kitchen and ground floor shower room with two bedrooms to the first floor. Private rear courtyard and on road parking.

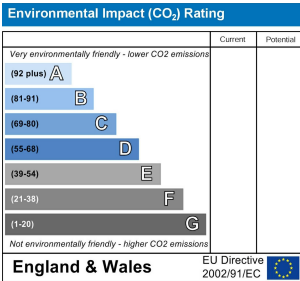
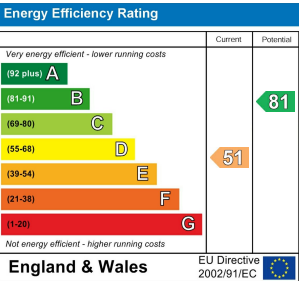


Two bedroom character cottage positioned uphill on Nettleham Road being a short walk from the Bailgate and Cathedral Quarter of Lincoln. Comprising of two reception rooms, kitchen and ground floor shower room with two bedrooms to the first floor. Private rear courtyard and on road parking.

Unfortunately we cannot accept pets or smokers on this property.

Length of tenancy - 12 months initial tenancy.
Long term tenancy preferred.
Council tax band - A - Lincoln City Council

Mobile (based on calls indoors)
O2 EE Three Vodafone
Broadband (estimated speeds)
Standard 8 mbps
Superfast 77 mbps
Ultrafast 1000 mbps
Satellite & Cable TV Availability
BT Sky Virgin





Floor 0



Landing
0.69 x 0.82 m
2'3" x 2'8"

Floor 1

Approximate total area⁽¹⁾

53.77 m²
578.80 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.

GIRAFFE360

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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.