



Portus Lane, Dunholme, Lincoln

£1,100 PCM


MARTIN&CO

Portus Lane, Dunholme, Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£1,100 PCM

Date Available: 6th June 2025
Deposit: £1,269
Unfurnished

- Modern Semi-Detached Home
- Open Plan Living
- Primary Bedroom with Ensuite
- Downstairs Cloakroom
- Spacious Lounge Diner
- Driveway Parking
- West Facing Rear Garden
- Single Garage
- EPC Rating - B
- Council Tax Band - B

Modern three bedroom semi-detached home situated within the much sought after village of Dunholme. Comprising internally of an open plan kitchen, lounge diner with ground floor WC, three bedrooms, ensuite to the primary and a family bathroom. Front and rear gardens, driveway parking and garage.



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The village of Dunholme is positioned to the North of the Cathedral City of Lincoln. Dunholme along with adjoining village Welton and neighbouring Nettleham offer a range of amenities to include shops, doctors surgery and pharmacy, public houses, golf course and schooling to include the popular William Farr Secondary School. Regular public transport and connections to the A15 & A46.

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

Length of tenancy - 12 months initial tenancy.

EPC Rating - B
Council tax band - B - West Lindsey



| Energy Efficiency Rating | | |
|---|----------------------------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 96 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



Approximate total area⁽¹⁾

86.7 m²
932 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.

Calculations are based on RICS IPMS 3C standard.

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.