



**Kirk Road, Branston, Lincoln**

**£1,200 PCM**

  
**MARTIN&CO**



Kirk Road, Branston, Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£1,200 PCM

Date Available: 1st August 2025  
Deposit: £1,384  
Unfurnished

- Modern Family Home
- Village Location
- Open Plan Kitchen Diner
- Master Bedroom with Ensuite
- Enclosed Rear Garden
- Driveway Parking
- Detached Garage
- EPC Rating - B / Council Tax Band - B

Three bedroom modern semi-detached home within the popular village of Branston. Internally comprising of a living room, open plan kitchen diner and cloakroom, three bedrooms, master with ensuite and a family bathroom. Driveway parking, detached garage and an enclosed rear garden.





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

Length of tenancy - 12 months initial tenancy with the potential to extend for a long term tenancy  
Council tax band - B - North Kesteven District Council

Mobile (based on calls indoors)  
O2 EE Vodafone

Broadband (estimated speeds)  
Standard 7 mbps  
Superfast -  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT Sky Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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		
England & Wales		
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>		
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Approximate total area<sup>®</sup>

94.44 m<sup>2</sup>  
1016.6 ft<sup>2</sup>

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.