



Shardloes, Branston

£895 PCM


MARTIN&CO

Shardloes, Branston

Bungalow - Semi Detached
2 Bedrooms, 2 Bathroom

£895 PCM

Date Available: 10th November
2025

Deposit: £1,032

Unfurnished

- Two Double Bedrooms
- Fitted Kitchen
- Enclosed Rear Garden
- Garage & Driveway
- Village Location
- Gas Central Heating
- uPVC Double Glazing
- Council Tax - B
- EPC - D

A two double bedroom semi-detached bungalow with garage located in the popular village of Branston, having a wealth of amenities and only a short drive into Lincoln city centre itself. Benefiting from uPVC double glazing, gas central heating and an enclosed rear garden.



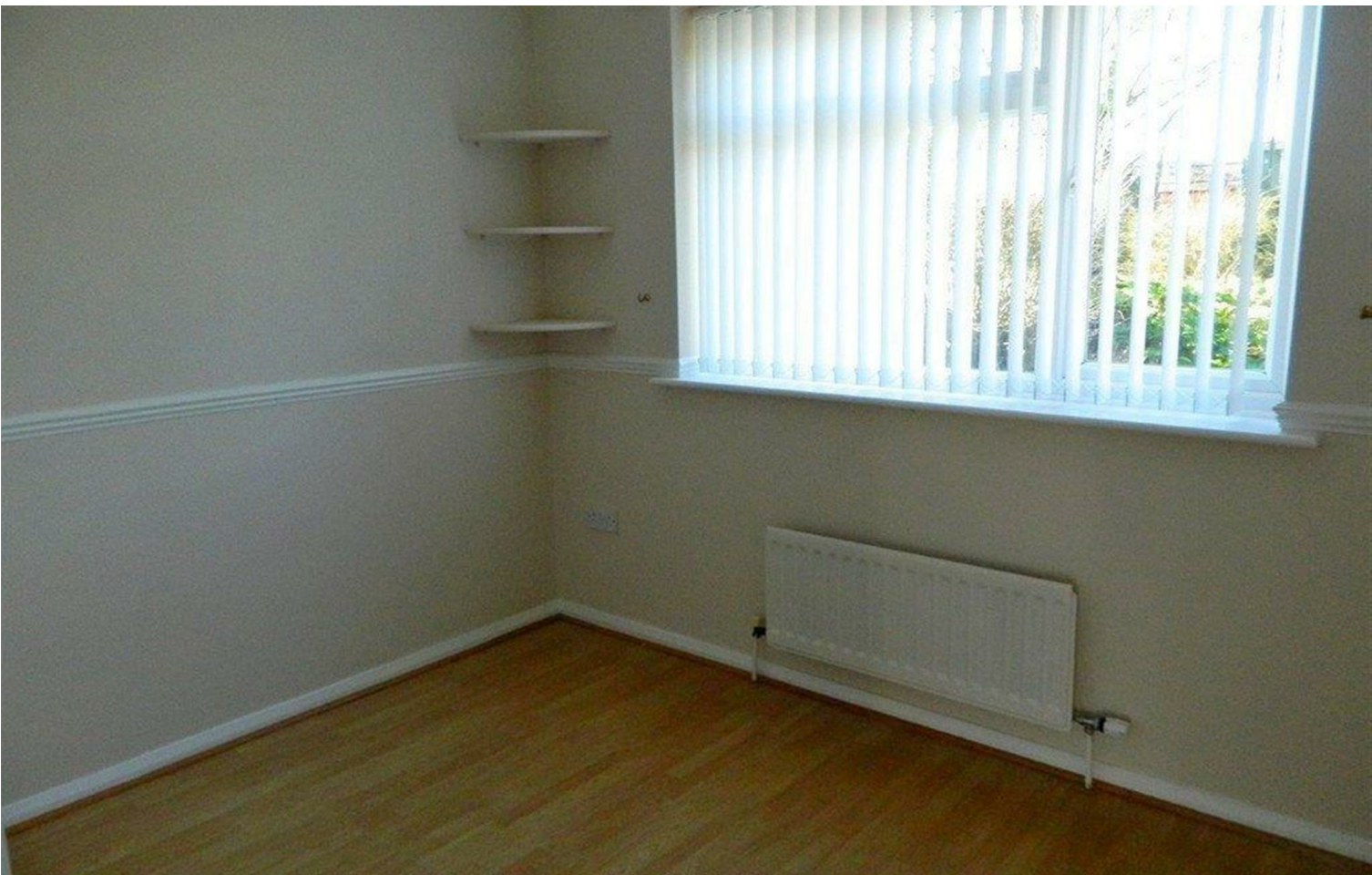
FULL DESCRIPTION

Internally this home comprises: entrance hall, fitted kitchen, lounge with gas fire, two double bedrooms, both at the rear aspect and a fully tiled bathroom with an electric shower over the bath. Outside you have an enclosed rear garden with patio area which is not directly overlooked and an outside tap. To the front of the property you have off road parking for 2 vehicles and access to the garage

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 Month initial tenancy
Council tax band - B - North Kesteven council

Broadband (estimated speeds)
Standard 8 mbps
Superfast 49 mbps
Ultrafast 1000 mbps
Mobile (based on calls indoors) o2 - GOOD
Satellite & Cable TV Availability Bt, Sky & Virgin

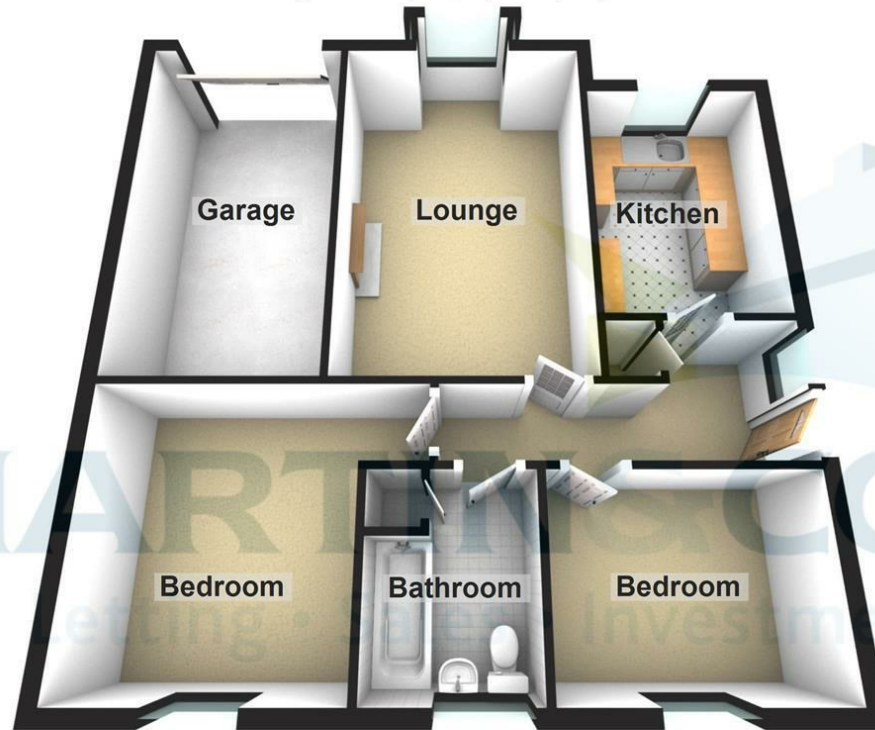


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(81-91) B			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 67.5 sq. metres (727.1 sq. feet)



Total area: approx. 67.5 sq. metres (727.1 sq. feet)

The marketing plans shown are for guidance purposes only and are not to be relied upon for scale or accuracy.
Plan produced using PlanUp.

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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.