



Atwater Close, Lincoln

£875 PCM


MARTIN&CO

Atwater Close, Lincoln

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£875 PCM

Date Available: 22nd December 2025

Deposit: £1,009

Unfurnished

- Popular Uphill Location
- Long term tenancy
- Two Double Bedrooms
- Off Road Parking
- EPC - C
- Council Tax Band A

Two bedroom semi-detached home in the much sought after uphill area of Glebe Park to the north of the city of Lincoln. Comprising of a entrance hall, lounge, kitchen diner, two bedrooms and a family bathroom. A pleasant size rear garden, full gas central heating and double glazing.



Two bedroom semi-detached home in the much sought after uphill area of Glebe Park to the north of the city of Lincoln. Comprising of a lounge, kitchen diner, two bedrooms and a family bathroom. a rear garden, full gas central heating and double glazing. Available on a long term tenancy.

Unfortunately we are not able to accept pets or smokers at this property

Initial Tenancy 12 months
Council Tax band A - Lincoln City Council

Broadband (estimated speeds)
Standard 2 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

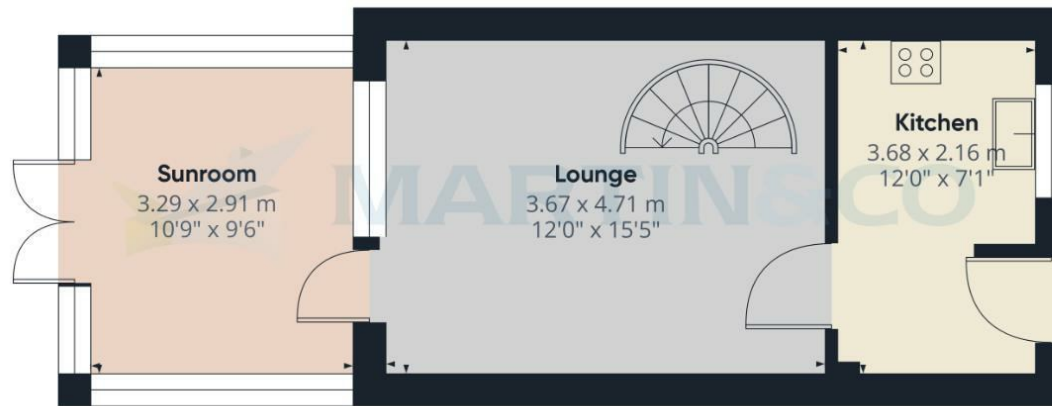
Mobile (based on calls indoors)
O2 EE Three Vodafone

Satellite & Cable TV Availability
BT Sky Virgin

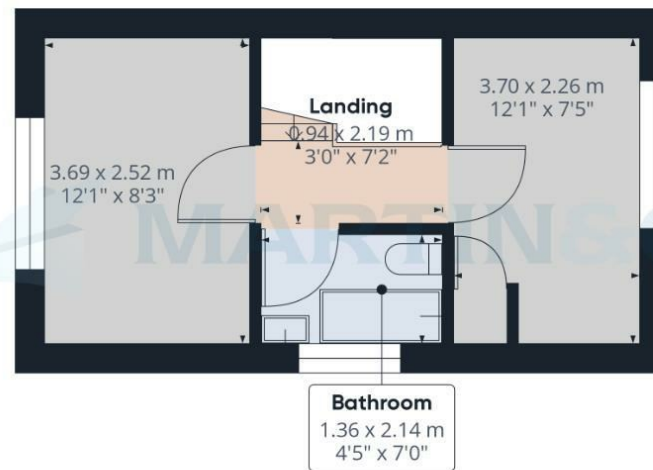


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	87

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	70



Floor 0



Floor 1



Approximate total area⁽¹⁾

56.99 m²
613.43 ft²

Reduced headroom

3.72 m²
40.09 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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.

