



Manrico Drive, Lincoln

£1,100 PCM


MARTIN&CO

Manrico Drive, Lincoln
House - End Terrace
3 Bedrooms, 3 Bathroom
£1,100 PCM

Date Available: 5th January 2026

Deposit: £1,269

Unfurnished

Council Tax Band: A

- 3 Bedroom End of Terrace
- Driveway parking
- Gas Central heating
- Garden
- Popular Residential area
- Council Tax - A
- EPC - C
- close to local amenities and transport links

Nestled in the charming area of Manrico Drive, Lincoln, this modern end-terrace house presents as an excellent for a home, The property boasts three well-proportioned bedrooms.

Outside, the property is complemented by a delightful garden. Additionally, the driveway provides convenient parking for one vehicle.

This home is ideally situated in a friendly neighbourhood, close to local amenities and transport links.



Description
Nestled in the charming area of 25 Manrico Drive, Lincoln, this modern end-terrace house presents as an excellent for a home, The property boasts three well-proportioned bedrooms.
Outside, the property is complemented by a delightful garden Additionally, the driveway provides convenient parking for one vehicle. This home is ideally situated in a friendly neighbourhood, close to local amenities and transport links.

Unfortunately we cannot accept pets or smokers on this property

Initial 6 month Tenancy
Council Tax - A

Mobile (based on calls indoors)
O2 EE Three Vodafone

Broadband (estimated speeds)
Standard 6 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT Sky



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		71
England & Wales		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		
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Not environmentally friendly - higher CO ₂ emissions		
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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.