

High Street, Lincoln

£1,250 Per Month

MARTIN&CO

High Street, Lincoln

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£1,250 Per Month

Date Available: 4th December 2026
Deposit: £1,442
Unfurnished



- Available December
- Spacious and Modern Two Bedroom House
- Sought After Location of Scampton
- Local Amenities Close By
- Parking and Private Low Maintenance Garden
- Well Presented Throughout
- Council Tax Band - A
- EPC - C

Available Now in time for Christmas.

Nestled in the heart of the popular village of Scampton, this well-presented two-bedroom semi-detached home offers spacious and practical accommodation throughout, making it ideal for professionals, couples, or small families.

The property benefits from private off-road parking to the front and is accessed via an entrance hall leading to a fitted kitchen, separate dining room, convenient downstairs WC, and a generous lounge with views over the rear garden.

To the first floor are two well-proportioned double bedrooms and a family bathroom featuring a separate shower cubicle as well as a bath.

Externally, the property enjoys a low-maintenance enclosed rear garden, providing an ideal space for relaxing or entertaining.





Description
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Mobile (based on calls indoors)

O2

EE

Three

Vodafone
Broadband (estimated speeds)
Standard 19 mbps
Superfast -
Ultrafast -
Satellite & Cable TV Availability

BT

Sky

Virgin Media

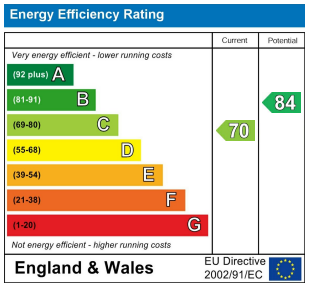
Kitchen
10'9" x 8'11"
Front facing with tiled flooring, electric oven, induction hob, freezer, fridge, washing machine, extractor fan and gas boiler.

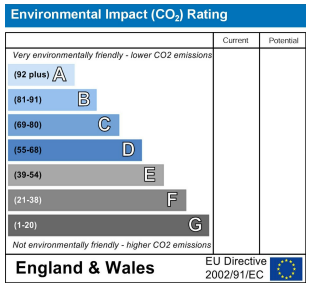
Toilet
2'10" x 8'9"
Tiled flooring with extractor fan, toilet and sink.

Dining Room
10'10" x 8'6"
Tiled flooring with radiator and double door wall access hatch.

Lounge
14'9" x 12'9"
Rear facing with carpet flooring, two radiators, rear patio doors leading to low maintenance garden.

Bathroom
10'9" x 6'10"
Lino flooring with bath, sink with cupboard, toilet, extractor fan and seperate shower cubicle.











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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, seller(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.