



Nelson Street, Lincoln

£1,250 PCM


MARTIN&CO

Nelson Street, Lincoln

House

3 Bedrooms, 2 Bathroom

£1,250 PCM

Date Available: 1st June 2026

Deposit: £1,442

Unfurnished

- Balcony
- 3 Bedrooms
- Recently refurbished
- Kitchen / Lounge with dishwasher
- New Modern Bathroom & ensuite
- 1 Allocated parking space
- Epc - C
- Council tax - A

Recently refurbished three-bedroom property located on Nelson Street. The accommodation comprises a modern fitted kitchen with integrated dishwasher, built-in cooker and hob, plus space for a washing machine and fridge freezer. Spacious living area, three bedrooms, newly fitted bathroom and ensuite to the master bedroom. Balcony providing outdoor space plus one allocated parking space. Conveniently situated close to local amenities and transport links.



Description
Recently refurbished three-bedroom property located on Nelson Street. The accommodation comprises a modern fitted kitchen with integrated dishwasher, built-in cooker and hob, plus space for a washing machine and fridge freezer. Spacious living area, three bedrooms, newly fitted bathroom and ensuite to the master bedroom. Balcony providing outdoor space plus one allocated parking space. Conveniently situated close to local amenities and transport links.

Council Tax Band - A
EPC - C

Mobile (based on calls indoors)
O2 EE Three Vodafone

Broadband (estimated speeds)
Standard 16 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT Sky Virgin

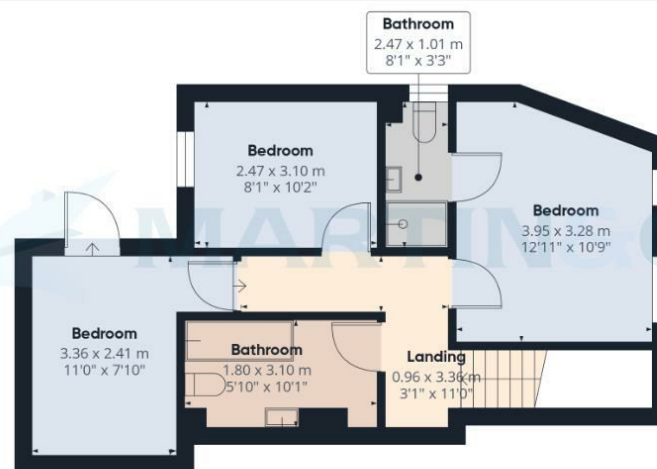


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



Floor 0



Floor 1

Approximate total area⁽¹⁾

80.7 m²
868 ft²

Reduced headroom

0.4 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.