



**Atwater Close, Lincoln**

**£850 PCM**

  
**MARTIN&CO**

Atwater Close, Lincoln

House - Semi-Detached  
2 Bedrooms, 2 Bathroom

£850 PCM

Date Available: 29th June 2026

Deposit: £686

Unfurnished

- Two Double Bedrooms
- Private Rear Garden
- Popular Uphill Location
- Full GCH & DG
- Long Term Tenancy Available
- EPC - C
- Council Tax - 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. Private and enclosed 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 an entrance hall, lounge, kitchen diner, two bedrooms and a family bathroom. Private and enclosed rear garden, full gas central heating and double glazing. Available on a long term tenancy

No smokers considered on this property.

Mobile (based on calls indoors)  
O2 EE Three Vodafone

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

Satellite & Cable TV Availability  
BT Sky Virgin

Room measurements for guidance purposes only and should not be relied upon;  
Kitchen - 3.5m x 2.4m  
Lounge - 4.1m x 3.5m  
Bedroom - 3.5m x 2.4m  
Bedroom - 3.5m x 2.0m  
Bathroom - 2.0m x 1.6m



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 89        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         | 92        |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         | 68        |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

Martin & Co Lincoln Lettings  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . [lincoln@martinco.com](mailto: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.