

Pigot Way, Lincoln

£800 Per Month

MARTIN&CO

Pigot Way, Lincoln

House - Back to Back
1 Bedrooms, 1 Bathroom

£800 Per Month

Date Available: 27th November 2026
Deposit: £923
Part furnished



- One Bedroom Quarter House
- Fixed Surcharge for Utilities
- Open Plan Living
- Allocated Parking for One Vehicle
- Part Furnished
- Popular Uphill Location
- Council Tax - A
- EPC - C

Available Now in time for Christmas

One double bedroom quarter house situated uphill within the popular Carlton Boulevard area of Lincoln. Comprising of an entrance, shower room and double bedroom plus open plan living kitchen diner to the first floor. Includes allocated parking for one vehicle. Fixed Surcharge for Utilities.

Part furnished as shown on the pictures.

Holding Deposit - £184.00
Council tax band - A - Lincoln City Council
EPC - C





Description
Available Now in time for Christmas.

One double bedroom quarter house situated uphill within the popular Carlton Boulevard area of Lincoln. Comprising of an entrance, shower room and double bedroom plus open plan living kitchen diner to the first floor. Includes allocated parking for one vehicle. Property is part furnished as shown in the pictures.

Fixed Surcharge of £241 per calendar month for utilities is payable additionally to the monthly rent which includes; central heating, electricity and water plus external window cleaning.

One Small pets may be considered on a case by case basis. Unfortunately we cannot accept smokers on this property.

Holding Deposit - £184.00
Council tax band - A - Lincoln City Council
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Entrance Hall
6'9" x 6'0"
Entrance hall with wood effect laminate flooring, pendant light fitting, radiator, front entrance door and stairs leading to the first floor accommodation.

Living Room & Kitchen
14'3" x 14'2"
Bright and spacious living area with carpet flooring, two pendant light fittings, radiator and UPVC double glazed patio doors opening onto a Juliet balcony.
Fitted with base and eye level units with mosaic effect vinyl flooring, stainless steel sink with mixer tap, two ring electric hob and electric oven. UPVC double glazed window and spot lighting.

Stairs
Carpeted stairs with UPVC double glazed window allowing for plenty of natural light.

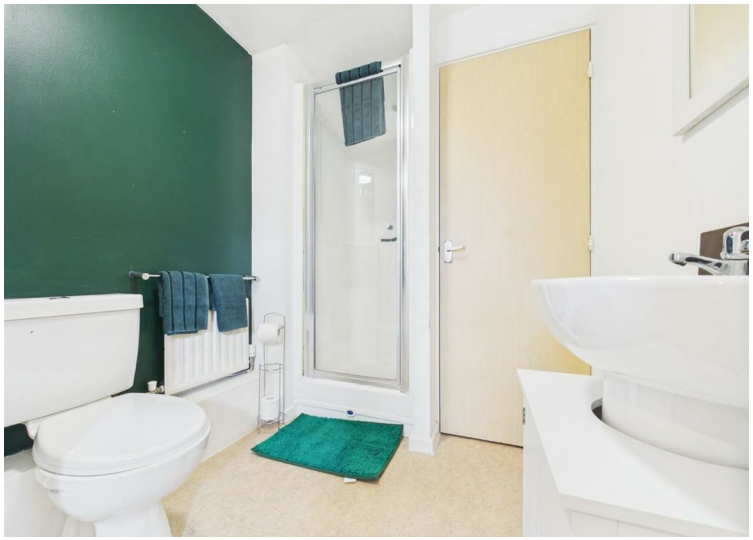
Bedroom
10'11" x 8'0"
Well proportioned double bedroom featuring carpet flooring, pendant light fitting, radiator, two UPVC double glazed windows and useful under stairs storage.

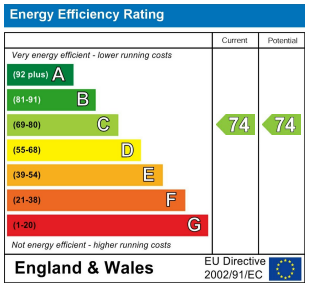
Bathroom
7'0" x 6'3"
Modern shower room fitted with a low level WC, porcelain pedestal wash basin and enclosed shower cubicle with mixer shower. Additional features include vinyl flooring, enclosed light fitting, radiator, extractor fan and useful storage cupboard with plumbing for a washing machine.

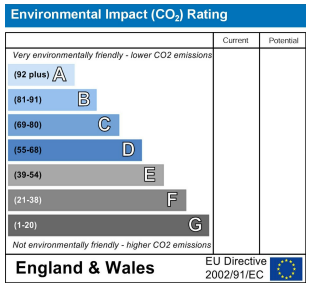
Outside
The property benefits from one allocated parking space together with an attractive frontage featuring an area of established foliage surrounding the entrance door.

Agent Note
Measurements shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Tenants must satisfy themselves in this respect











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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.

The Property Ombudsman