



STEVENS PROPERTY  
MANAGEMENT



## Padley Road, Lincoln

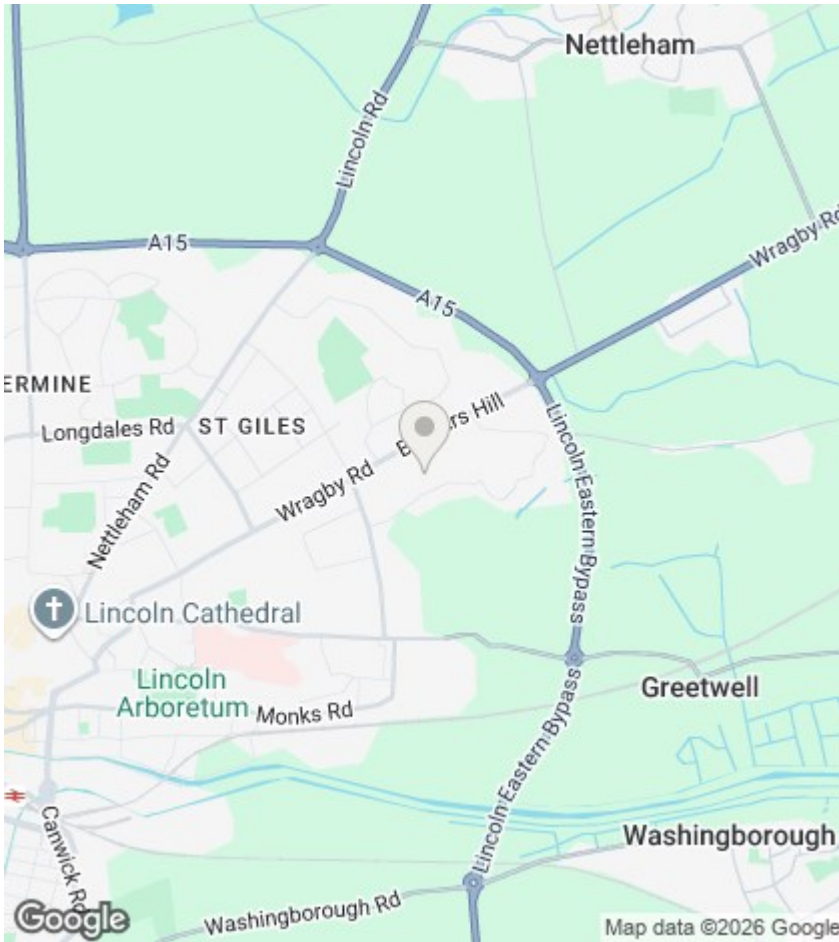
RENT £995 PCM DEPOSIT £1,140

COUNCIL TAX BAND B EPC 71

- 3 Bedrooms / 3 Storeys
- Kitchen/diner
- Outside patio
- Standard, Superfast and Ultrafast broadband available at this property.
- Main bedroom with ensuite
- Downstairs toilet
- GCH, FTTC, Mains drainage.

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Welcome to this charming 3 bedroom, 3- Storey property located in Lincoln, on the ground floor there is a kitchen with integrated oven, a spacious living room, toilet and under stair storage. The first floor features from 2 bedrooms, a family bathroom. Second floor has a double bedroom with ensuite. At the rear of the property there is a graveled garden and a small patio area. This also compromise of a garage and 1 parking space. Council tax band B and EPC 71 C

PLEASE NOTE THIS PROPERTY IS NOT AVAILABLE 27TH JULY 2026.

According to Ofcom there is Standard, Superfast and Ultrafast with download speeds of 4MBPS, 80MBPS and 1000MBPS and upload speeds of 0.6MBPS, 20MBPS and 100MBPS.

### General information:

**Holding Fee** - A holding fee equivalent to one week's rent is required on submission of application prior to formal referencing.

**More Property Information** - If you would like any further specific information relating to this property please do not hesitate to email directly.

**Pets Clause** - No pets without express prior permission of the landlord, which shall not be unreasonably withheld.

**Tenancy Length** - Length of tenancy: minimum fixed term period 6 months, becoming a monthly contractual periodic tenancy thereafter. 12 month tenancies may be negotiable at the discretion of the applicant/landlord.

**Tenant Protection** - Tenant protection Stevens Property Management Ltd is a member of Property Mark Client Money Protection which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(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	