

Appleby Way, Lincoln

£995 Per Month

MARTIN&CO

Appleby Way, Lincoln

House - Townhouse

3 Bedrooms, 3 Bathroom

£995 Per Month

Date Available: 7th December 2026

Deposit: £1,148

Unfurnished

- GARAGE
- Well Presented Home
- Array of White Goods
- Modern Property
- Full Gas Central Heating
- Full Double Glazing
- Enclosed Garden
- Master with En-suite
- EPC Rating - C
- Council Tax Band - B

An immaculately presented 3 bedroom 3 storey mid town house situated within the Woodfield Glade Development having excellent access for the A46 bypass, yet only a short drive into the City Centre and benefiting from a range of amenities and schools within close proximity. WITH GARAGE AND PARKING.







The accommodation is arranged over three floors and offers versatile living space, including a fitted kitchen, separate lounge, downstairs WC, three bedrooms, family bathroom and an en-suite. Externally, the property benefits from front and rear gardens together with a detached garage.

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

Council tax band - B - Lincoln City Council
EPC Rating - C
Broadband (estimated speeds)
Standard 6 mbps
Superfast 80 mbps
Ultrafast 10000 mbps
Mobile (based on calls indoors) O2, EE, Three, Vodafone
Satellite & Cable TV Availability BT, Sky, Virgin

Entrance
Entrance into the property via a uPVC double-glazed front door. The hallway provides access to the ground-floor accommodation and stairs leading to the first floor.

WC
Convenient ground-floor cloakroom fitted with a pedestal wash hand basin with separate taps and WC. Finished with vinyl flooring.

Kitchen
A good-sized fitted kitchen with a range of wall and base units complemented by laminated work surfaces and a stainless-steel sink and drainer. The kitchen benefits from a four-ring gas hob, oven and grill, integrated extractor hood, integrated fridge/freezer and integrated slimline dishwasher. A window provides natural light and the room is finished with vinyl flooring

Living Room
A separate living room providing space for both relaxing and entertaining, forming the main reception area of the property.

First Floor Landing
Stairs rise from the entrance hall to the first-floor landing, providing access to the first-floor bedrooms and family bathroom, with further stairs leading to the upper floor.

Bedroom Two
A well-proportioned bedroom offering space for bedroom furniture and suitable for use as a double bedroom.

Bedroom Three
A further bedroom providing flexible accommodation, ideal as a single bedroom, children's room, guest room or home office.

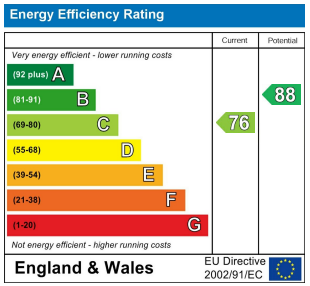
Family Bathroom
Family bathroom serving the first-floor bedrooms, fitted with a modern white suite.

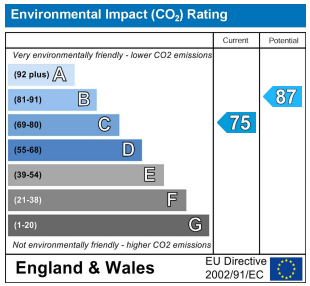
Second Floor Landing
Further staircase leading to the upper floor and principal bedroom accommodation.

Master Bedroom
Occupying the upper floor, the principal bedroom provides a private space away from the remainder of the accommodation and benefits from its own en-suite facilities.

Ensuite
Private en-suite serving the principal bedroom.

Garage
A particularly useful addition is the detached garage, providing additional storage/parking space.











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

01522 503727

http://www.martinco.com

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