



Newark Road, Lincoln

£1,300 PCM


MARTIN&CO

Newark Road, Lincoln

House - Detached

3 Bedrooms, 3 Bathroom

£1,300 PCM

Date Available: 9th March 2026

Deposit: £1,500

Unfurnished

- Three Bedrooms
- Fully Renovated to a High Standard
- Garage & Workshop
- Fitted Kitchen With Pantry
- Four Piece Bathroom Suite
- Separate WC
- PVC Double Glazing
- Extremely Generous Rear Garden
- EPC - C
- Council tax - C

Absolutely outstanding 3 bedroom detached family home excellently located having a wide range of amenities including schooling close by. Boasting an extremely generous rear garden, driveway, garage, workshop and brick built storage shed. Viewings are highly recommended to fully appreciate the quality that this home has to offer.



FULL DESCRIPTION
Absolutely outstanding 3 bedroom detached family home excellently located having a wide range of amenities including schooling close by. Internally comprising: Entrance porch, entrance hall with under stairs storage cupboard, spacious lounge, fitted kitchen with integrated dishwasher and washing machine plus pantry cupboard with power and lighting. Upstairs there are two double bedrooms with one having built in wardrobes plus a third single bedroom also benefiting from built in wardrobes. A four piece bathroom suite comprising a large shower cubicle with mains operated shower and panelled bath with shower head and hose attachment plus a separate WC. This superb family home further benefits from gas central heating and PVC double glazing throughout.

Unfortunately we cannot accept smokers at this property

Pets are considered on a case by case basis

Mobile (based on calls indoors)
O2 EE Three Vodafone

Broadband (estimated speeds)
Standard 9 mbps
Superfast 32 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT Sky Virgin

OUTSIDE SPACE
To the rear of the property you have an extremely generous garden which is not directly overlooked being laid mainly to lawn with fruit tress and Summer House. Outside WC, personal door giving access into the garage, plus workshop and brick built storage shed all housing power and lighting.
To the front of property you have a pleasant garden with hedge borders and laid mainly to lawn, driveway providing off road parking which leads to the garage.

Unfortunately we cannot accept smokers on this property.
Length of tenancy - 12 months initial tenancy
Council tax band - A - Lincoln Council



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		
	69	82
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		
	65	79
England & Wales		
EU Directive 2002/91/EC		

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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, 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.