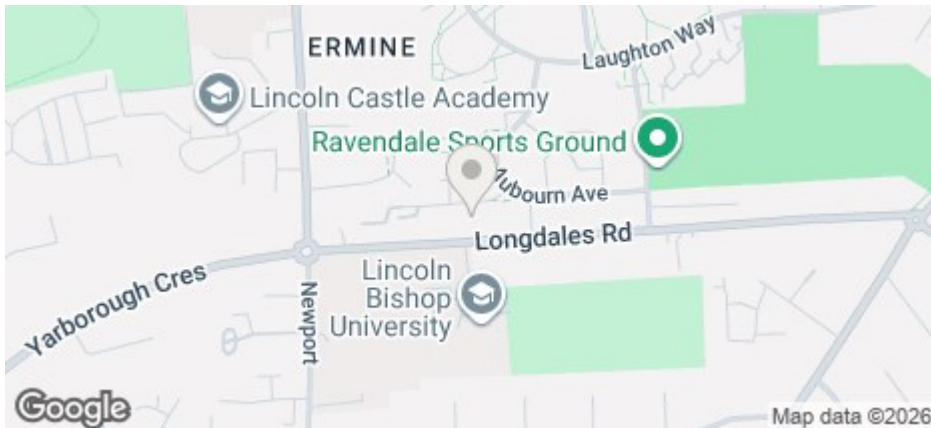




9 Manton Road, Lincoln, LN2 2JL

£1,500 Per Month

COUNCIL TAX BAND: D



- Detached four-bedroom family home
- Fitted kitchen
- Four good-sized bedrooms
- Driveway providing off-road parking and garage
- Unfurnished

- Spacious lounge and separate dining room
- Ground floor cloakroom/WC
- Family bathroom
- Popular Uphill Lincoln location
- Council Tax Band D

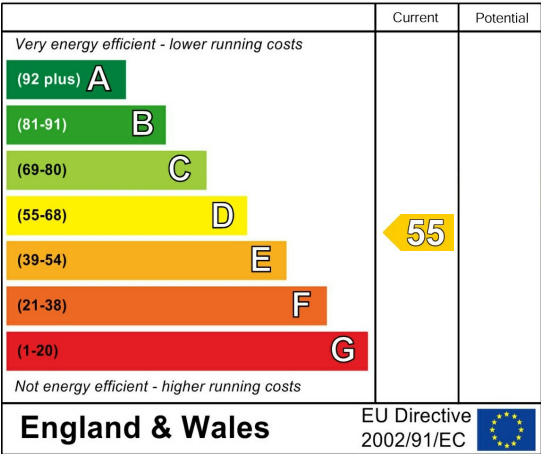
For an indication of specific broadband speeds and supply, or coverage in the area, we suggest you visit: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

For an indication of specific mobile phone speeds and supply, or coverage in the area, we recommend you visit: <https://checker.ofcom.org.uk/en-gb/mobile-coverage#pc=LN12PR&uprn=10013808803>

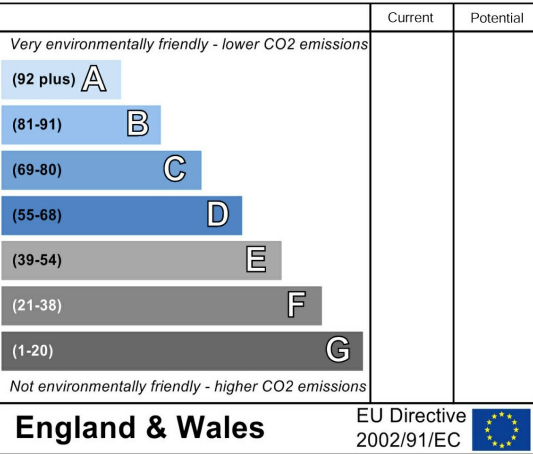
Unless otherwise stated, there is no known flooding history at this property. To check the flood risk of the area visit: <https://check-long-term-flood-risk.service.gov.uk/postcode>



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Situated in the highly regarded Uphill area of Lincoln, this generously proportioned four-bedroom detached home offers versatile family accommodation, ample off-road parking and a garage, all within easy reach of local amenities, well-regarded schools and Lincoln's historic Cathedral Quarter.

The ground floor comprises a welcoming entrance porch leading into a central hallway with cloakroom/WC, a spacious dual-aspect lounge, separate dining room and a well-appointed fitted kitchen. An additional interlinking conservatory room provides additional living space and enjoys direct access to both the garden and garage.

To the first floor are four well-proportioned bedrooms, served by a family bathroom.

Externally, the property benefits from a driveway providing off-road parking for multiple vehicles, together with a garage. The enclosed rear garden provides a private outdoor space suitable for families and entertaining.

Contact our friendly team at Cloud today to arrange your viewing:

WhatsApp - 07983 819835
Call - 01522 802020
Email - info@cloudlettings.co.uk

****Please note viewings cannot be arranged prior to completion of the pre-application forms, which includes an affordability check and a soft credit check, completed through Right Move****

Cloud Lettings are a member of the Tenancy Deposit Scheme, ARLA, The Property Ombudsman, and are part of the Propertymark Client Money Protection scheme. Cloud Lettings are also an Associate Agent of the City of Lincoln Trusted Landlord Scheme.

For further details of all tenancy fees, please see our website here:
<http://www.cloudlettings.co.uk/about-cloud-lettings/tenancy-fees/>

Any information collected from you will be processed in accordance with the General Data Protection Regulation. Full details of how Cloud Lettings Ltd process your information can be found on our website here: <http://www.cloudlettings.co.uk/about-cloud-lettings/privacy-policy/>.

Utilities: The rent does not include utility bills, internet, Council Tax or TV license payments.

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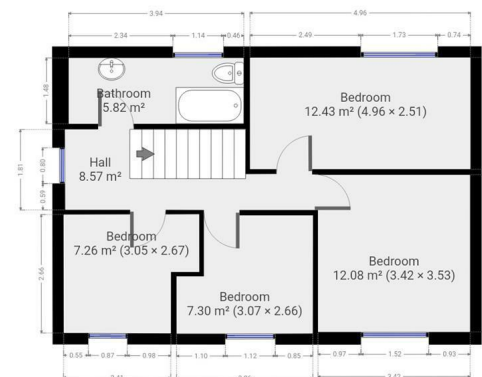
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Terms and conditions apply. Contact the office for more information.





Floor plan measurements are approximate and for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your special requirements.



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Room size measurements are achieved by measuring between internal walls.

Where sloped ceilings are present, room size is measured where the height is a minimum of 1.5m