



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£700 pcm



Ref: M5227/71

**71 Sleaford Road, Dorrington, Lincoln
LN4 3PU**

Mid terraced cottage situated in a non estate location on the edge of the village. Accommodation includes lounge, dining room, kitchen, 2 bedrooms and bathroom. Having oil central heating and double glazing, the property benefits from front garden and rear courtyard with boiler room and outhouse. Rent and deposit payable in advance.





MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428820

Residential Lettings

LOUNGE 10' 5" x 10' max (3.18m x 3.05m) From front entrance door, radiator, double glazed window. Stairs to first floor.

DINING ROOM 11' 11" x 11' 10" max (3.63m x 3.61m) Double glazed window, radiator.

KITCHEN 9' x 5' 11" max (2.74m x 1.8m) Double glazed door and window, radiator, single drainer stainless steel sink unit, range of cupboards, worktop. Note: tenants should be prepared to supply their own electric cooker.

BOILER ROOM 7' 7" x 7' 4" (2.31m x 2.24m) Located externally across from the kitchen, housing oil fired boiler, plumbing for washing machine.

FIRST FLOOR Stairs and landing.

BEDROOM 1 11' 11" x 9' 6" max (3.63m x 2.9m) Double glazed window, radiator, loft access.

BEDROOM 2 10' 2" x 9' 10" max (3.1m x 3m) Low level wc, bath and pedestal wash basin, radiator, airing cupboard, double glazed window.

BATHROOM 9' 3" x 8' 7" max (2.82m x 2.62m) Low level wc, bath and pedestal wash basin, radiator, airing cupboard, double glazed window.

OUTSIDE The property has an enclosure of grassed garden to the front. The driveway situated to the side of number 69 services this property. The property has a small yard to the rear with access from the kitchen and driveway via hand gate. The boiler room and a brick built outhouse are accessed off the yard. Further brick store with access from driveway.

SERVICES Mains water and electricity. Radiator central heating via oil fired boiler. Oil tank located on the property boundary. Drainage to shared septic tank/treatment plant.

COUNCIL TAX BAND A - North Kesteven District Council

EPC RATING BAND E

PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

TENANCY DEPOSIT For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

PARTICULARS PREPARED 7th May 2024



MAXEY
GROUNDS





MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 607105

Residential Lettings

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- SALES, LETTINGS AND PURCHASES
- VALUATIONS FOR ALL PURPOSES
- LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES
- RENT REVIEWS AND LEASE RENEWALS
- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
- AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES

ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.