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MARTIN&CO  
TO LET  
01522 503727

**Sleaford Road, Branston**

**£950 PCM**



Sleaford Road, Branston

House - Mid Terrace

3 Bedrooms, 3 Bathroom

£950 PCM

Date Available: 17th September  
2024

Deposit: £1,096

Unfurnished

- Three Bedrooms
- Allocated parking
- Downstairs cloakroom
- Enclosed rear garden
- Village location



This excellent 3 bedroom mid town house is ideally situated in the popular village of Branston. Internally comprises: Entrance hall, spacious lounge with feature fire, cloakroom, dining kitchen and patio doors leading to a secure rear garden. Upstairs there are 2 x double bedrooms and a single bedroom. There is a family bathroom with an "overbath" shower. The property comes with allocated parking for 1 x car and is available for long term tenancy if required.



This excellent 3 bedroom mid town house is ideally situated in the popular village of Branston. Internally comprises: Entrance hall, spacious lounge with feature fire, cloakroom, dining kitchen and patio doors leading to a secure rear garden. Upstairs there are 2 x double bedrooms and a single bedroom. There is a family bathroom with an "overbath" shower. The property comes with allocated parking for 1 x car and is available for long term tenancy if required.

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

Length of tenancy - 12 months initial tenancy, long term tenancy available  
 Council tax band - C - North Kesteven District Council

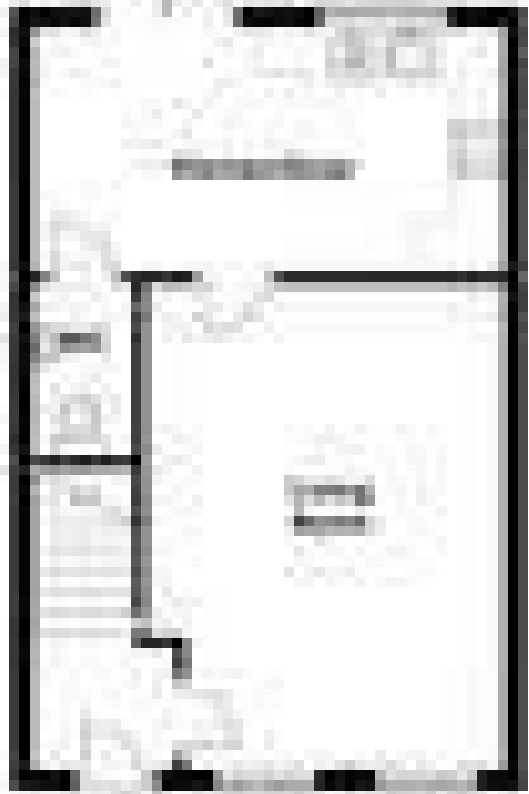
Mobile (based on calls indoors) 02  
 Satellite & Cable TV Availability BT, Virgin & Sky  
 Broadband (estimated speeds)  
 Standard 10 mbps  
 Superfast 80 mbps  
 Ultrafast 1000 mbps



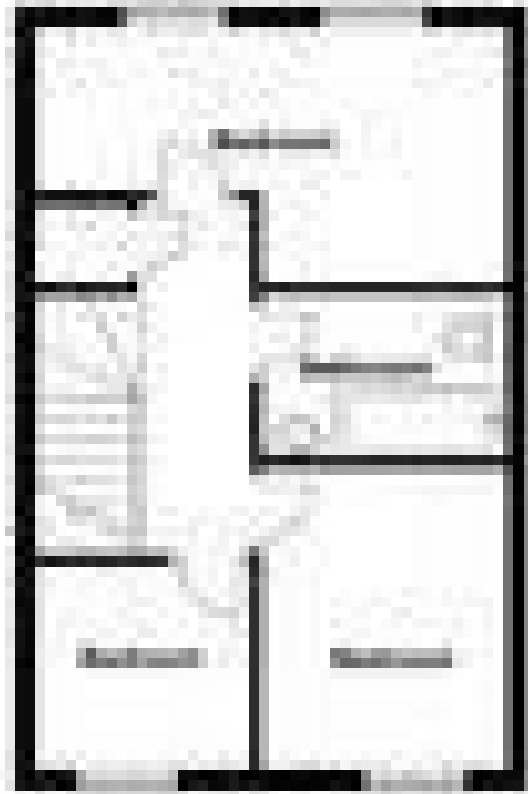
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

Ground Floor



First Floor



These are approximate dimensions only

These are approximate dimensions only and should not be used for any legal purpose. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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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.

