



Rutland Avenue, Waddington,
Lincoln

0050 50M


MARTIN&CO

Rutland Avenue, Waddington,
Lincoln

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£950 PCM

Date Available: 24th September
2024

Deposit: £1,000

- Three Bedrooms
- Open Plan Kitchen/Diner
- Downstairs Cloakroom
- Driveway Parking
- Enclosed Rear Garden
- Property Alarm
- Council Tax B
- EPC B

Three bedroom family home on the Lakeside development in Waddington featuring an entrance hallway, lounge, open plan kitchen/diner with doors to the rear garden, downstairs cloakroom, three bedrooms and a family bathroom. Available for a initial 12 month tenancy



THREE BEDROOM family home on the newly built Lakeside development in Waddington featuring an entrance hallway, lounge, open plan kitchen/diner with doors to the rear garden, downstairs cloakroom, three bedrooms and a family bathroom.

Bedroom sizes;
 4.573m x 2.544m
 2.957m x 2.452m
 2.044m x 1.944m

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months initial tenancy
 Council tax band - B - North Kesteven District Council

Broadband (estimated speeds)
 Standard 9 mbps
 Superfast 71 mbps
 Ultrafast 1000 mbps

Mobile (based on calls indoors)
 O2 EE Three Vodafone
 Satellite & Cable TV Availability
 BT Sky Virgin



Energy Efficiency Rating	
Current	Potential
	95
82	
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	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
	98
84	
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	
England & Wales EU Directive 2002/91/EC	

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

01522 503727
<http://www.martinco.com>



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.