



Adelaide Close, Waddington

£900 Per Month


MARTIN&CO

Adelaide Close, Waddington

House - Semi-Detached
2 Bedrooms, 2 Bathroom

£900 Per Month

Date Available: 7th October 2024
Deposit: £980
Unfurnished

- Two Double Bedrooms
- Conservatory
- Ample Off Road Parking
- South Facing Rear Garden
- Gas Central Heating
- uPVC Double Glazing
- Quiet Cul-De-Sac Position
- EPC grade - D
- COUNCIL TAX - B

Tucked away in this quiet cul-de-sac is this well presented Two double bedroom home located in the sort after village of Waddington, ideally situated close to RAF Waddington and only a short drive into Lincoln City Centre itself. Benefiting from a conservatory, south facing rear garden which is not directly overlooked and ample off road parking.



FULL DESCRIPTION

Tucked away in this quiet cul-de-sac is this well presented TWO DOUBLE BEDROOM home located in the sort after village of Waddington, ideally situated close to RAF Waddington and only a short drive into Lincoln City Centre itself.

Internally comprising: Entrance porch, spacious lounge with under stairs storage cupboards, fitted kitchen including an integrated eclectic oven and gas hob with extractor over and conservatory having a ceiling light with fan, power and heating. Upstairs there are two double bedrooms, one with a built in storage cupboard and a good size bathroom with a mains operated shower over the bath. Further benefiting from a part boarded loft with ladders, power and lighting, fully enclosed south facing rear garden which is not directly overlooked, ample off road parking, full uPVC double glazing and gas central heating throughout

Unfortunately we cannot accept smokers or pets on this property.

- Length of tenancy - 12 months initial tenancy
- Council tax band - B - North Kesteven District Council
- EPC grade - D
- Broadband (estimated speeds)
- Standard 7 mbps
- Superfast 60 mbps
- Ultrafast 1000 mbp
- Mobile (based on calls indoors) o2, EE, Three, Vodafone
- Satellite & Cable TV Availability BT,Sky Virgin

OUTSIDE SPACE

To the front of the property you have a small lawn area and large gravel driveway providing off road parking for up to 3 vehicles and gated access into the rear garden which is fully enclosed, south facing and not directly overlooked. Being mainly laid to lawn with patio area, wooden garden shed housing power for a tumble dryer and freezer, outside tap and security light.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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
Very environmentally friendly - lower CO ₂ emissions	
(81-91) A	84
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
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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>



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