



Hobart Close, Waddington, Lincoln

£1,350 Per Month


MARTIN&CO

Hobart Close, Waddington,
Lincoln

House - Detached
3 Bedrooms, 3 Bathroom

£1,350 Per Month

Date Available: 28th September
2026

Deposit: £4,557

- Extended Detached Home
- Impressive Family Room
- Spacious Kitchen and Utility
- Master Bedroom with Ensuite
- Newly Fitted Bathroom
- Downstairs Cloakroom
- Driveway Parking
- Storage Garage
- EPC Rating - D
- Council Tax Band - C

Extended three bedroom detached family home situated just off Station Road, within the village of Waddington. Comprising internally of an entrance porch, living room, utility room, cloakroom, kitchen diner and family room, three bedrooms, master with ensuite and a newly fitted family bathroom.



Extended three bedroom detached family home situated just off Station Road, within the village of Waddington. Comprising internally of an entrance porch, living room, utility room, cloakroom, kitchen diner and family room, three bedrooms, master with ensuite and a newly fitted family bathroom. Enclosed rear garden, storage garage and driveway parking for multiple vehicles.

Hobart Close is situated just off Station Road giving access to the local amenities in Waddington Village and Brant Road. Waddington is situated to the South of Lincoln incorporating the RAF base. Benefitting from a doctors surgery, primary age schooling, public houses, post office, shops and more! There is also a regular bus service into Lincoln city centre.

Pets may be considered on a case by case basis.

EPC Rating - D
Council tax band - C - North Kesteven
Mobile (based on calls indoors) - EE, O2, Vodafone, Three
Broadband (estimated speeds) - 6mbps (Standard), 53mbps (Superfast), 1000 mbps (Ultrafast)
Satellite & Cable TV Availability - BT, Sky & Virgin

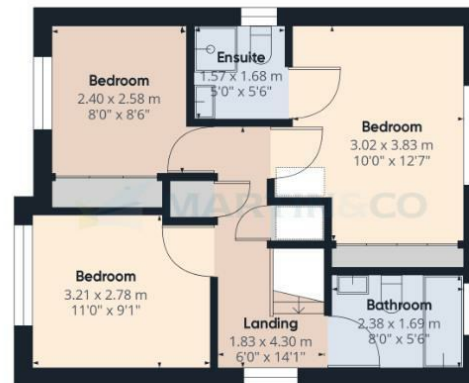


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1

Approximate total area⁽¹⁾

111.1 m²
1195.87 ft²

Reduced headroom

0.2 m²
2.15 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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.