



**Rivehall Avenue, Welton, Lincoln**

**£1,050 Per Month**

  
**MARTIN&CO**

Rivehall Avenue, Welton, Lincoln

Bungalow - Detached  
3 Bedrooms, 3 Bathroom

£1,050 Per Month

Date Available: 10th July 2026  
Deposit: £1,211  
Unfurnished

- Three Bedroom Detached Bungalow
- Air source heat pump heating system.
- Modern Kitchen
- Mature Rear Gardens
- Off road parking for multiple vehicles
- Single Detached Garage
- Close proximity to schools, shops , commute routes and public transport.
- EPC - D / FREEHOLD
- Council Tax = Band B (West Lindsay District)

Three bedroom detached bungalow located in the sought after village location of Welton offering access to the A46 relief road, local shops, services and schooling. This well presented home comprises internally of an entrance hall with three bedrooms, a large lounge, kitchen and family bathroom. Mature rear gardens, driveway parking and a single detached garage. Air source heat pump heating system.



**DESCRIPTION**  
Three bedroom detached bungalow located in the sought after village location of Welton offering access to the A46 relief road, local shops, services and schooling. This well presented home comprises internally of an entrance hall with three bedrooms, a large lounge, kitchen and family bathroom. Mature rear gardens, driveway parking and a single detached garage. Air source heat pump heating system.

One pet will be considered on a case by case basis.

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 6 months long term tenancy  
Council tax band - B - West Lindsey Council  
EPC Grading - D

Mobile (based on calls indoors)  
O2 EE Vodafone

Broadband (estimated speeds)  
Standard 17 mbps  
Superfast 42mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT Sky Virgin



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>84</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>65</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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>                                              |                         |           |
| (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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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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.