



**Sycamore Drive, Lincoln**

**£825 Per Month**

  
**MARTIN&CO**

Sycamore Drive, Lincoln

Bungalow - Semi Detached  
2 Bedrooms, 2 Bathroom

£825 Per Month

Date Available: 20th September  
2024

Deposit: £951

Unfurnished

- Semi-Detached Bungalow
- Open Plan Living
- Driveway Parking
- Storage Garage
- Front and Rear Gardens
- Popular Location
- EPC Rating - C
- Council Tax Band - A

Two bedroom semi-detached bungalow situated within the much sought after village of Waddington. Comprising internally of an open plan kitchen/living room, two bedrooms and a bathroom. Externally benefitting from off road parking, storage garage and gardens to the front and rear.



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Sycamore Drive is situated off Brant Road giving access to the local amenities and Waddington village. 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.

Unfortunately we cannot accept smokers or pets on this property.

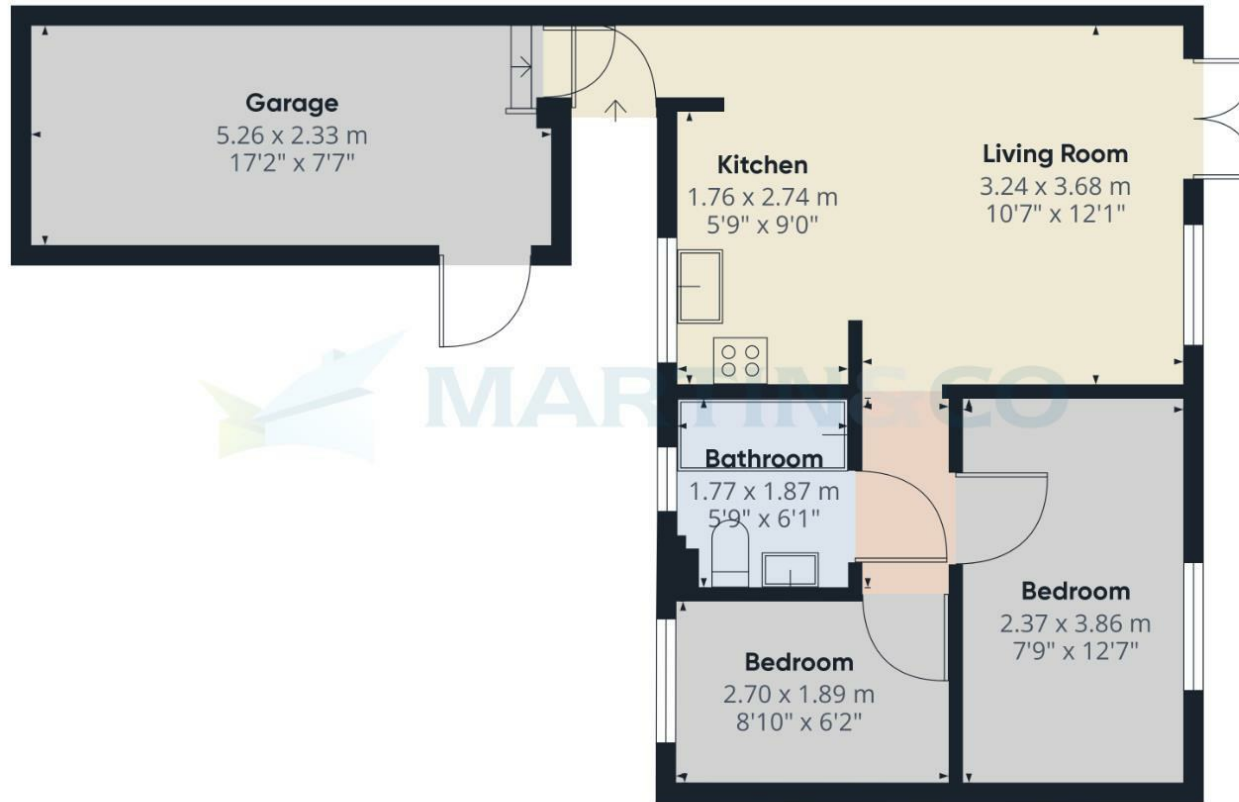
Length of tenancy - 12 months initial tenancy.

EPC Rating - C  
 Council tax band - A - North Kesteven  
 Mobile (based on calls indoors) - EE, O2, Vodafone, Three  
 Broadband (estimated speeds) - 3mbps (Standard), 1000 mbps (Ultrafast)  
 Satellite & Cable TV Availability - BT, Sky & Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
		<b>89</b>
		<b>70</b>
<b>England &amp; Wales</b>	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**Approximate total area<sup>(1)</sup>**  
50.51 m<sup>2</sup>  
543.69 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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.