



**Grantham Road, Waddington,
Lincoln**

£1,200 PCM


MARTIN&CO

Grantham Road, Waddington, Lincoln

Bungalow - Semi Detached
3 Bedrooms, 3 Bathroom

£1,200 PCM

Date Available: 6th September
2024

Deposit: £1,200

- Recently Renovated
- Extended Home
- Generous Plot
- Open Plan Living
- Village Location
- Fitted Kitchen with Appliances
- Master Bedroom with Ensuite
- Driveway Parking and Storage Garage
- EPC Rating - C
- Council Tax Band - B

Extended three bedroom semi-detached home situated on Grantham Road, within the village of Waddington. Having been recently renovated throughout, this property comprises internally of an entrance hall, three bedrooms, master with ensuite, family bathroom and an open plan kitchen diner and living room.



Extended three bedroom semi-detached home situated on Grantham Road, within the village of Waddington. Having been recently renovated throughout, this property comprises internally of an entrance hall, three bedrooms, master with ensuite, family bathroom and an open plan kitchen diner and living room. Occupying a generous plot with gardens to the front and rear, storage garage and driveway parking for multiple vehicles. Rent includes a fortnightly gardener to maintain during the growing months.

Waddington is situated to the south of Lincoln on the A607 Grantham Road. The village is well served with a regular bus route in and out of the Cathedral city of Lincoln plus plentiful amenities including doctors surgery, public houses, library, post office, shops and two primary schools.

Unfortunately we cannot accept smokers or pets on this property.

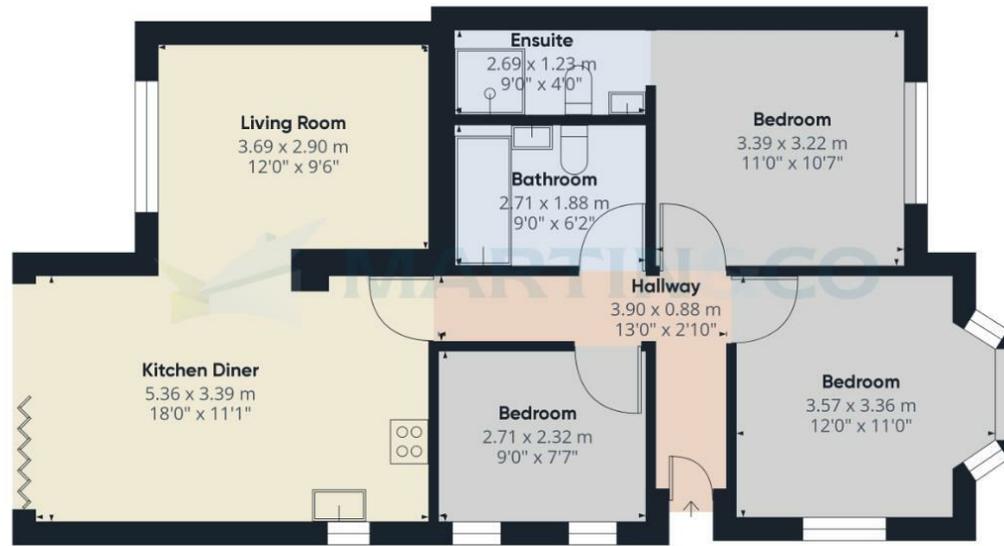
Length of tenancy - 12 months initial tenancy.

EPC Rating - C
 Council tax band - B - North Kesteven
 Mobile (based on calls indoors) - EE, O2, Vodafone, Three
 Broadband (estimated speeds) - 16mbps (Standard), 40mbps (Superfast)
 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		
		70
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		
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Not environmentally friendly - higher CO ₂ emissions		
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Floor 0 Building 1



Floor 0 Building 2

Approximate total area¹⁾
82.66 m²
889.74 ft²

(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.

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.