



Main Street, Timberland

£725 Per Month



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House - Semi-Detached
2 Bedrooms, 2 Bathroom

£725 Per Month

Date Available: 20th January
2025

Deposit: £836

Unfurnished

- 2 x large double bedrooms
- 1 x bathrooms
- Off road parking for several vehicles
- Village location
- Oil fired central heating
- Utility room
- Cloakroom
- Garden

A 2 x large double bedroomed semi detached house situated in the small village of Timberland with delightful views overlooking the countryside.

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



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Broadband (estimated speeds)
 Standard 14 mbps
 Superfast 80 mbps
 Ultrafast -
 Mobile (based on calls indoors)
 O2 EE Three Vodafone
 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		
		80
	57	
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		73
	48	
EU Directive 2002/91/EC		

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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.