



Belton Square, Heighington

£795 Per Month


MARTIN & CO

Belton Square, Heighington

House - Mid Terrace

2 Bedrooms, 2 Bathroom

£795 Per Month

Date Available: 20th August 2023

Deposit: £917

Unfurnished

- Popular Village Location
- Two Double Bedrooms
- Kitchen Diner
- Low Maintenance Garden
- Parking for Two Vehicles
- Long Term Tenancy Available

Two bedroom mid terraced home situated within a cul-de-sac in the sought after village of Heighington. Comprising internally of an entrance porch, lounge and kitchen diner, two double bedrooms and a family bathroom. Benefits from a low maintenance garden and parking for two vehicles.



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No smokers or pets are permitted with this property.
 Initial 12 month tenancy
 North Kesteven Band A

Broadband (estimated speeds)
 Standard 16 mbps
 Superfast 80 mbps
 Ultrafast 1000 mbps
 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 | | |
| | | 87 |
| | 41 | |
| 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 | | |
| | | |
| 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.