



**Lower High Street, Waddington,
Lincoln**

£250 Per Month


MARTIN & CO

Lower High Street, Waddington,
Lincoln

Cottage

3 Bedrooms, 3 Bathroom

£950 Per Month

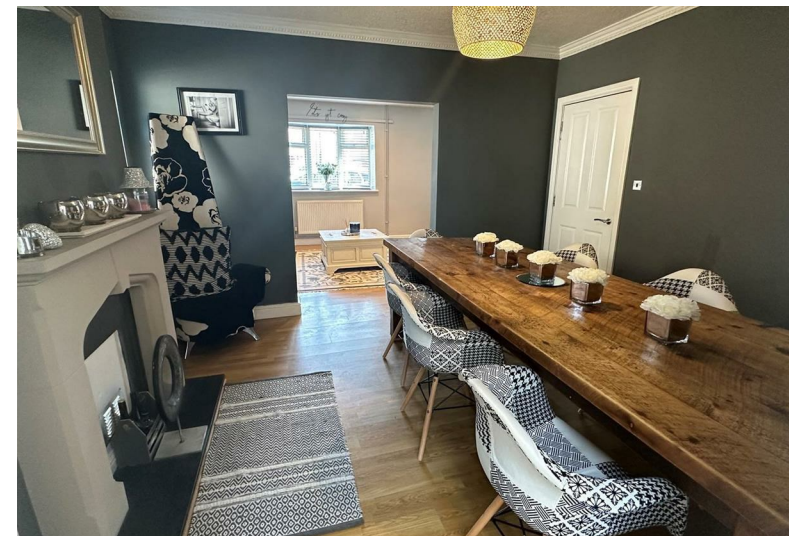
Date Available: 7th April 2025

Deposit: £1,096

Unfurnished

- Semi-Detached Cottage
- Good Sized Plot
- Loft Conversion
- Driveway Parking
- Two Reception Rooms
- Popular Location
- EPC - D
- Council tax band - B - North Kesteven District Council

Three bedroom cottage situated within the popular village of Waddington. Comprising of a lounge, dining room and kitchen to the ground floor, bathroom, two bedrooms and a dressing room to the first floor with access to the loft conversion bedroom above. Driveway parking and a good sized garden.



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Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months initial tenancy, long term tenancy available
 Council tax band - B - North Kesteven District Council
 Pets - unfortunately we cannot consider pets on this property

Mobile (based on calls indoors)
 O2 & EE & Three & Vodafone
 Broadband (estimated speeds)
 Standard 18 mbps
 Superfast 80 mbps
 Ultrafast 1000 mbps
 Satellite & Cable TV Availability
 BT & Sky



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		
	64	85
England & Wales	EU Directive 2002/91/EC	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		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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.