



**Adelaide Close, Waddington**

**£850 Per Month**

  
**MARTIN & CO**

## Adelaide Close, Waddington

House - Semi-Detached  
2 Bedrooms, 2 Bathroom

£850 Per Month

Date Available: 7th October 2024

Deposit: £980

Unfurnished

- Two Double Bedrooms
- Conservatory
- Ample Off Road Parking
- South Facing Rear Garden
- Gas Central Heating
- uPVC Double Glazing
- Quiet Cul-De-Sac Position
- EPC grade - D
- COUNCIL TAX - B

Tucked away in this quiet cul-de-sac is this well presented Two double bedroom home located in the sort after village of Waddington, ideally situated close to RAF Waddington and only a short drive into Lincoln City Centre itself. Benefiting from a conservatory, south facing rear garden which is not directly overlooked and ample off road parking.



## FULL DESCRIPTION

Tucked away in this quiet cul-de-sac is this well presented TWO DOUBLE BEDROOM home located in the sort after village of Waddington, ideally situated close to RAF Waddington and only a short drive into Lincoln City Centre itself.

Internally comprising: Entrance porch, spacious lounge with under stairs storage cupboards, fitted kitchen including an integrated eclectic oven and gas hob with extractor over and conservatory having a ceiling light with fan, power and heating.

Upstairs there are two double bedrooms, one with a built in storage cupboard and a good size bathroom with a mains operated shower over the bath. Further benefiting from a part boarded loft with ladders, power and lighting, fully enclosed south facing rear garden which is not directly overlooked, ample off road parking, full uPVC double glazing and gas central heating throughout

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  
EPC grade - D

Broadband (estimated speeds)

Standard 7 mbps

Superfast 60 mbps

Ultrafast 1000 mbp

Mobile (based on calls indoors) o2, EE, Three, Vodafone

Satellite & Cable TV Availability BT, Sky Virgin

## OUTSIDE SPACE

To the front of the property you have a small lawn area and large gravel driveway providing off road parking for up to 3 vehicles and gated access into the rear garden which is fully enclosed, south facing and not directly overlooked. Being mainly laid to lawn with patio area, wooden garden shed housing power for a tumble dryer and freezer, outside tap and security light.



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>		68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
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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.