



**Fleetwood Road, Waddington,  
Lincoln**

**£145,000**

  
**MARTIN&CO**



Fleetwood Road, Waddington,  
Lincoln

House - Townhouse  
3 Bedrooms, 3 Bathroom

£1,150 PCM

Date Available: 1st April 2025  
Deposit: £1,326

Unfurnished

- Popular Village Location
- Fitted Kitchen with Appliances
- Master Bedroom with Ensuite
- Dual Aspect Living Room
- Enclosed Rear Garden
- Driveway Parking
- EPC Rating - B
- Council Tax Band - B

Three bedroom, three storey town house within the popular Waddington Heath development. Comprising internally of an entrance hall with cloakroom, fitted kitchen with a range of appliances, dual aspect living room, three bedrooms, master with ensuite and a family bathroom.





Three bedroom, three storey town house within the popular Waddington Heath development. Comprising internally of an entrance hall with cloakroom, fitted kitchen with a range of appliances, dual aspect living room, three bedrooms, master with ensuite and a family bathroom. Externally offering an enclosed rear garden and driveway parking for two vehicles. Available December 2024.

Unfortunately we cannot accept smokers on this property. Pets may be considered on a case by case basis.

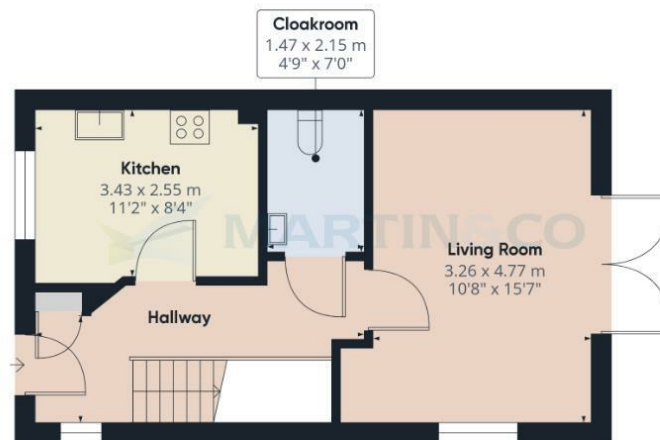
Length of tenancy - 6 months initial tenancy with a view to extending for a longer term.

EPC Rating - B  
Council tax band - B - North Kesteven  
Mobile (based on calls indoors) - O2, EE, Vodafone, Three  
Broadband (estimated speeds) - 15mbps (Standard), 38mbps (Superfast), 1000mbps (Ultrafast)  
Satellite & Cable TV Availability - BT, Sky, Virgin

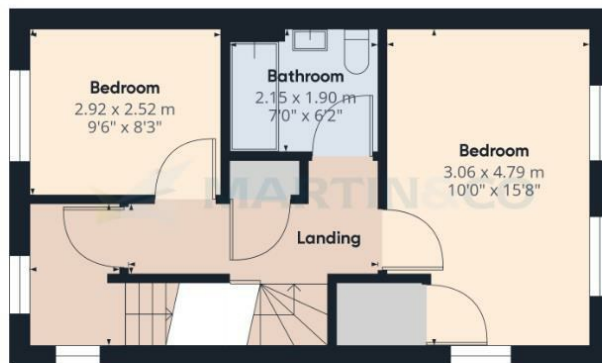


| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>95</b> |
| (81-91) <b>B</b>                            | <b>85</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 energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

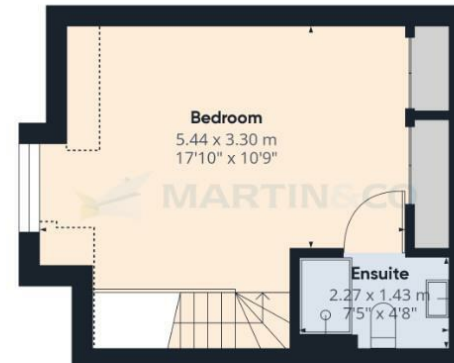
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

100.51 m<sup>2</sup>  
1081.87 ft<sup>2</sup>

**Reduced headroom**

1.43 m<sup>2</sup>  
166.19 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**Martin & Co Lincoln Lettings**  
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6  
8HW  
01522 503727 . [lincoln@martinco.com](mailto:lincoln@martinco.com)

**01522 503727**  
**<http://www.martinco.com>**



**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.