



**Lower High Street, Waddington**

**£1,100 Per Month**

  
**MARTIN&CO**



# Lower High Street, Waddington

## Cottage

3 Bedrooms, 3 Bathroom

£1,100 Per Month

Date Available: 22nd July 2024

Deposit: £1,269

Unfurnished

- Three Bedroom Detached Cottage
- Full of Character
- Four Piece Bathroom Suite
- Two Reception Rooms
- Conservatory
- Cloakroom
- Utility Room
- uPVC Double Glazing
- EPC - C
- Council Tax - C

Martin & Co are delighted to offer this modern and spacious three bedroom detached cottage, full of character and finished to a very high standard throughout. Located in the heart of Waddington village and within walking distance to a wealth of amenities plus easy access to transport links.





**FULL DESCRIPTION**

Martin & Co are delighted to offer this modern and spacious three bedroom detached cottage, full of character and finished to a very high standard throughout. Located in the heart of Waddington village and within walking distance to a wealth of amenities plus easy access to transport links. Furnished option may be available.

Unfortunately we cannot accept pets or smokers on this property.

Length of tenancy - 6 months initial tenancy with a long term let available  
 Council tax band - C - North Kesteven District Council

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

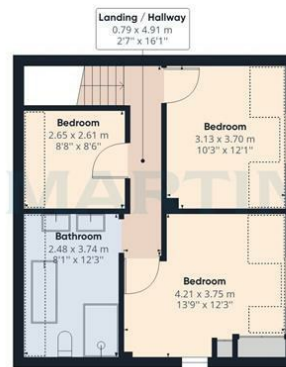


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Floor 0



Floor 1

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

118.41 m<sup>2</sup>  
1274.52 ft<sup>2</sup>

**Reduced headroom**

9.53 m<sup>2</sup>  
102.53 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE 360

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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.