



Rutland Avenue, Waddington,  
Lincoln

£250,000

  
**MARTIN & CO**

Rutland Avenue, Waddington,  
Lincoln

House - Semi-Detached  
3 Bedrooms, 3 Bathroom

£950 Per Month

Date Available: 24th September  
2024

Deposit: £1,000

- Three Bedrooms
- Open Plan Kitchen/Diner
- Downstairs Cloakroom
- Driveway Parking
- Enclosed Rear Garden
- Property Alarm
- Council Tax B
- EPC B

Three bedroom family home on the Lakeside development in Waddington featuring an entrance hallway, lounge, open plan kitchen/diner with doors to the rear garden, downstairs cloakroom, three bedrooms and a family bathroom. Available for a initial 12 month tenancy



THREE BEDROOM family home on the newly built Lakeside development in Waddington featuring an entrance hallway, lounge, open plan kitchen/diner with doors to the rear garden, downstairs cloakroom, three bedrooms and a family bathroom.

Bedroom sizes;  
 4.573m x 2.544m  
 2.957m x 2.452m  
 2.044m x 1.944m

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months initial tenancy  
 Council tax band - B - North Kesteven District Council

Broadband (estimated speeds)  
 Standard 9 mbps  
 Superfast 71 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(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>		98
(81-91) <b>B</b>		84
(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	

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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.