



Church Lane, Saxilby, Lincoln

£1,100 PCM


MARTIN&CO

Church Lane, Saxilby, Lincoln

Cottage

3 Bedrooms, 3 Bathroom

£1,100 PCM

Date Available: 1st October 2024

Deposit: £1,269

Unfurnished

- Detached Cottage
- Renovated Throughout
- Driveway Parking
- Front and Rear Gardens
- Spacious Family Home
- 22ft Lounge and 21ft Kitchen Diner
- Kitchen with Fitted Appliances
- Utility and Cloakroom

Detached fully renovated three/four bedroom cottage within the popular village of Saxilby. Comprising internally of an entrance hall, 22ft lounge, 21ft kitchen diner with fitted appliances, utility and cloakroom, study/bedroom, three further bedrooms and a family bathroom.



Detached fully renovated three/four bedroom cottage within the popular village of Saxilby. Comprising internally of an entrance hall, 22ft lounge, 21ft kitchen diner with fitted appliances, utility and cloakroom, study/bedroom, three further bedrooms and a family bathroom. Front and rear gardens with driveway parking for several vehicles.

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

Length of tenancy - 6 months tenancy
Council tax band - C - West Lindsey District Council

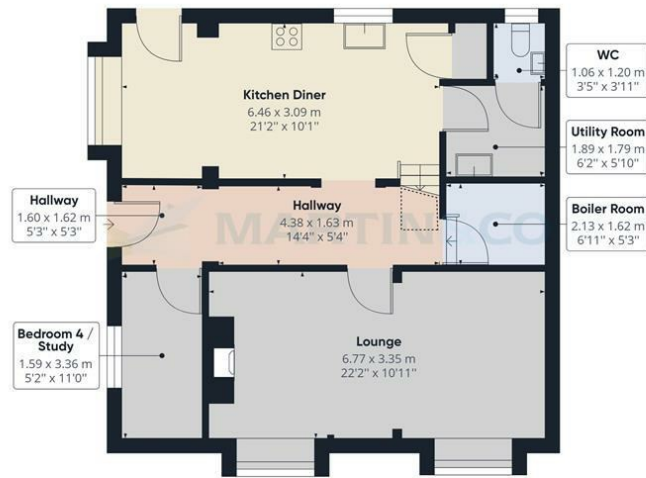
Broadband (estimated speeds)
Standard 13 mbps
Superfast 58 mbps
Ultrafast -

Mobile (based on calls indoors)
EE & THREE
Satellite & Cable TV Availability BT, SKY & VIRGIN

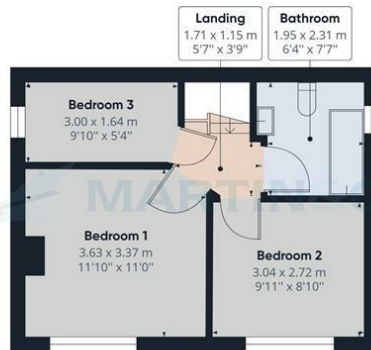


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1



Approximate total area⁽¹⁾

101.12 m²
1088.46 ft²

Reduced headroom

0.76 m²
8.13 ft²

(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.

GIRAFFE360

Martin & Co Lincoln Lettings
33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6
8HW
01522 503727 . 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.

