



Belvoir Close, Waddington, Lincoln

£1,100 Per Month


MARTIN&CO

Belvoir Close, Waddington,
Lincoln

Bungalow

3 Bedrooms, 1 Bathroom

£1,100 Per Month

Date Available: 24th November
2025

Deposit: £1,200

- Lower Waddington Area
- 3 Bedroom Bungalow
- Close to Primary Schools
- 12 Month Initial Tenancy
- EPC - D
- Council Tax Band B

3 bedroom Detached bungalow in Waddington. This well presented property comprises internally of an entrance hall with 3 bedrooms, bathroom, lounge diner, kitchen. Enclosed gardens, street parking and a detached garage.



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

Length of tenancy - 12 months initial tenancy with a view to extend for a long term tenancy
Council tax band - B - North Kesteven District Council
EPC - D

Internet Speed
Standard 4 mbps
Superfast N/A
Ultrafast 1000 mbps

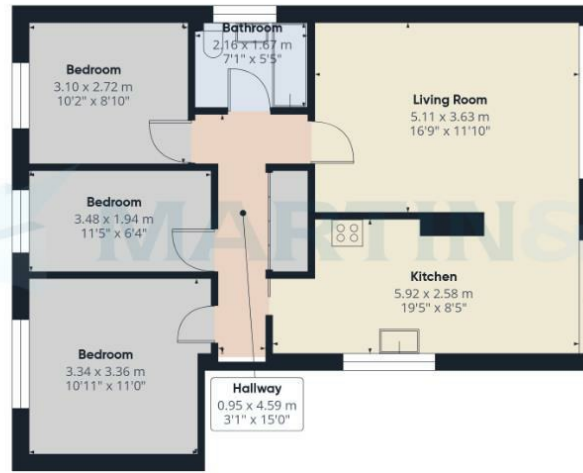
Mobile Coverage
O2 Fair
EE Good
Three Fair
Vodafone Fair

Satellite & Cable TV Availability
BT, Sky, Virgin

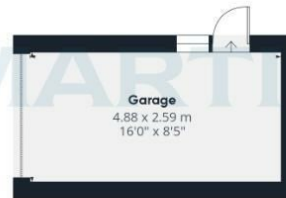


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
		64
England & Wales	EU Directive 2002/91/EC	

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
84.5 m²
910 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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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.