



North Parade, Sleaford

£875 Per Month


MARTIN & CO

North Parade, Sleaford

House - Semi-Detached
3 Bedrooms, 3 Bathroom

£875 Per Month

Date Available: 1st June 2024
Deposit: £1,009
Unfurnished

- Three Bedrooms
- Semi-Detached Family Home
- Cloakroom
- Open Plan Living
- Modern Kitchen
- Conservatory
- Driveway Parking
- Large Garden
- epc - c
- Council tax band - B - North Kesteven District Council

Three bedroom semi-detached family home located on North Parade in Sleaford. Property comprises of an open plan lounge and kitchen diner, conservatory and ground floor cloakroom. Two double bedrooms and a good sized single bedroom plus a family bathroom. Large rear garden and driveway parking.



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Unfortunately we cannot accept smokers or pets on this property.

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

Mobile (based on calls indoors) - Vodafone
 Good coverage
 Broadband (estimated speeds)
 Standard 16 mbps
 Superfast 80 mbps
 Ultrafast 1100 mbps
 Satellite & Cable TV Availability - BT & Sky



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		
		86
	74	
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		
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Not environmentally friendly - higher CO ₂ emissions		
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.