

Rutland Avenue, Waddington, Lincoln



Rutland Avenue, Waddington, Lincoln

House - Semi-Detached 3 Bedrooms, 3 Bathroom

£950 PCM

Date Available: 24th September 2024

Danasit. 04 000

- 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

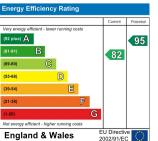
2.044m x 1.944m

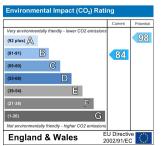
Unfortunately we cannot accept smokers on this property.

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











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 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.

