



**Hobart Close, Waddington, Lincoln**

**£1,200 PCM**

  
**MARTIN&CO**

Hobart Close, Waddington,  
Lincoln

House - Detached  
3 Bedrooms, 3 Bathroom

£1,200 PCM

Date Available: 6th September  
2024

Deposit: £1,200

- Extended Detached Home
- Impressive Family Room
- Spacious Kitchen and Utility
- Master Bedroom with Ensuite
- Newly Fitted Bathroom
- Downstairs Cloakroom
- Driveway Parking
- Storage Garage
- EPC Rating - D
- Council Tax Band - C

Extended three bedroom detached family home situated just off Station Road, within the village of Waddington. Comprising internally of an entrance porch, living room, utility room, cloakroom, kitchen diner and family room, three bedrooms, master with ensuite and a newly fitted family bathroom.



Extended three bedroom detached family home situated just off Station Road, within the village of Waddington. Comprising internally of an entrance porch, living room, utility room, cloakroom, kitchen diner and family room, three bedrooms, master with ensuite and a newly fitted family bathroom. Enclosed rear garden, storage garage and driveway parking for multiple vehicles.

Hobart Close is situated just off Station Road giving access to the local amenities in Waddington Village and Brant Road. Waddington is situated to the South of Lincoln incorporating the RAF base. Benefitting from a doctors surgery, primary age schooling, public houses, post office, shops and more! There is also a regular bus service into Lincoln city centre.

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

Length of tenancy - 12 months initial tenancy.

EPC Rating - D  
 Council tax band - C - North Kesteven  
 Mobile (based on calls indoors) - EE, O2, Vodafone, Three  
 Broadband (estimated speeds) - 6mbps (Standard), 53mbps (Superfast), 1000 mbps (Ultrafast)  
 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>		
(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		
		<b>81</b>
		<b>65</b>
<b>England &amp; Wales</b>	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>		
(81-91) <b>B</b>		
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(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

111.1 m<sup>2</sup>  
1195.87 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>  
2.15 ft<sup>2</sup>

(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

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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.