



**Rivehall Avenue, Welton, Lincoln**

**£995 PCM**

  
**MARTIN&CO**



Rivehall Avenue, Welton, Lincoln

Bungalow - Detached  
3 Bedrooms, 3 Bathroom

£995 PCM

Date Available: 7th July 2025  
Deposit: £1,148  
Unfurnished

- Three Bedroom Detached Bungalow
- Spacious living Accommodation
- Modern Kitchen
- Mature Rear Gardens
- Off road parking for multiple vehicles
- Single Detached Garage
- Close proximity to schools, shops , commute routes and public transport.
- Pets May Be Considered
- EPC - D / FREEHOLD
- Council Tax = Band B (West Lindsay District)

Three bedroom detached bungalow located in the sought after village location of Welton offering access to the A46 relief road, local shops, services and schooling. This well presented home comprises internally of an entrance hall with three bedrooms, a large lounge, kitchen and family bathroom. Mature rear gardens, driveway parking and a single detached garage.



**DESCRIPTION**  
Three bedroom detached bungalow located in the sought after village location of Welton offering access to the A46 relief road, local shops, services and schooling. This well presented home comprises internally of an entrance hall with three bedrooms, a large lounge, kitchen and family bathroom. Mature rear gardens, driveway parking and a single detached garage.

One pet will be considered on a case by case basis.

Unfortunately we cannot accept smokers on this property.

Length of tenancy - 12 months long term tenancy  
Council tax band - B - West Lindsey Council  
EPC Grading - D

Mobile (based on calls indoors)  
O2 EE Vodafone

Broadband (estimated speeds)  
Standard 16 mbps  
Superfast 58 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT Sky Virgin



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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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