

BELL



16, SHERWOOD DRIVE
Waddington, Lincoln

3 bedrooms 1 bathroom 1 living room EPC C

£995 PCM

- RENT: £995.00 / DEPOSIT: £1148.07 • EPC: C / COUNCIL TAX BAND: A
- CONVENIENT LOCATION
- THREE BEDROOMS
- TERRACE HOUSE
- SINGLE GARAGE



A beautifully presented three bedroom terraced house situated on Sherwood Drive, within the popular modern residential area of Waddington, just south of the historic and vibrant city of Lincoln. The property offers well-proportioned accommodation arranged over two floors and benefits from a modern finish throughout, double glazing and gas central heating, making it an attractive home for families, couples, or professional tenants.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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