

**30 NORTH STREET
OSBOURNBY
SLEAFORD
LINCOLNSHIRE
NG34 0DR**



TO LET

A Stone 2-3 bedroom semi-detached Cottage
Kitchen/Dining Room, Living room, Bathroom,
Large Enclosed Garden
Private parking

RENT £695 pcm UNFURNISHED

**30 NORTH STREET
OSBOURNBY
SLEAFORD
NG34 0DR**

GENERAL REMARKS

An attractive stone cottage located in the village of Osbournby located approximately 6 miles south of Sleaford.

ACCOMMODATION

Rear porch, Kitchen/Dining Room, Living Room, 3 Bedrooms (2 main, 1 small) and Bathroom.

OUTSIDE

Off street parking, landscaped gardens and storage areas.



SERVICES

Main Water, Electric and Drainage are connected to the property. Full Oil Fired central heating.

COUNCIL TAX

The Council Tax is Band B and the current charge for 2022/2023 is £1,548.

TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy. Long Term Let Preferred.

The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings.

A refundable deposit of **£695** will be required, together with the first month's rent of **£695**.

The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

APPLICATION

Initial applications should be made direct with Jas Martin & Co. using the form on our website at www.jasmartin.co.uk

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**

References and a financial check will be required for the successful applicant.



Energy performance certificate (EPC)

30, North Street
Osbournby
SLEAFORD
NG34 0DR

Energy rating

E

Valid until: **25 October 2027**

Certificate number: **9668-5960-7210-0063-5964**

Property type

Semi-detached house

Total floor area

85 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60