



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£700 pcm



Ref: M5227/69

**69 Sleaford Road, Dorrington, Lincoln
LN4 3PU**

End terraced cottage situated on the edge of the village with accommodation including lounge, dining room, kitchen, 2 bedrooms and bathroom. Having gas central heating and double glazing, the property benefits from off road parking, front garden and rear courtyard with outhouses. Rent and deposit payable in advance.





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LOUNGE 10' 9" x 9' 11" max (3.28m x 3.02m) From front entrance door, radiator, double glazed window. Door to stairs to first floor.

DINING ROOM 12' x 12' max (3.66m x 3.66m) Double glazed window, radiator.

KITCHEN 9' x 5' 11" max (2.74m x 1.8m) Double glazed door and window, radiator, single drainer stainless steel sink unit, range of cupboards, worktop, wall mounted Potterton gas fired boiler. Note: tenants should be prepared to supply their own electric cooker.

FIRST FLOOR Stairs to landing.

BEDROOM 1 10' 10" x 9' 6" max (3.3m x 2.9m) Double glazed window, radiator.

BEDROOM 2 10' 2" x 10' max (3.1m x 3.05m) Radiator, double glazed window.

BATHROOM 9' 3" x 8' 9" max (2.82m x 2.67m) Low level wc, bath and wash basin, radiator, airing cupboard, loft access, double glazed window.

OUTSIDE The property has an enclosure of grassed garden to the front. The driveway services both 69 and 71. The property has a small yard to the rear with access from the kitchen and driveway via hand gate. There are two brick built outhouses and WC off the yard.

SERVICES Mains water, electricity and gas. Radiator central heating via gas fired boiler. Drainage to shared septic tank/treatment plant.

COUNCIL TAX BAND A - North Kesteven District Council.

EPC RATING BAND E

PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

TENANCY DEPOSIT For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

PARTICULARS PREPARED 7th May 2024



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Residential Lettings

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ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.