

**21 SCHOOL LANE
SILK WILLOUGHBY
SLEAFORD
NG34 8PG**



TO LET

Attractive 3 bedroom semi-detached cottage in the desirable village of Silk Willoughby, situated 2 miles south of Sleaford.

Long Term Let preferred

RENT £850 pcm - UNFURNISHED

**21 SCHOOL LANE
SILK WILLOUGHBY
SLEAFORD
LINCOLNSHIRE**

GENERAL REMARKS

Set in a quiet location in Silk Willoughby. The property benefits 3 bedrooms and 2 reception rooms and sits in a large landscaped plot with ample parking and garden space.

Double Glazed and Oil Central Heating.

ACCOMMODATION

Ground Floor:

Kitchen
Utility Room
Dining Room
Living Room
Bathroom

First Floor:

Master Bedroom, Bedroom 2 and Bedroom 3

Outside:

Gardens to the front and the rear. The rear garden is fenced. 2 outbuildings.

SERVICES

Mains water and electric are connected to the property.



TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy. A longer term letting is available.

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

A refundable deposit of £850 will be required, with the first months rent of £850

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

The rent excludes all other outgoings.

APPLICATION

Initial applications should be made direct with Jas Martin & Co. by completing our on-line letting application form at www.jasmartin.co.uk

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

Energy Performance Certificate available upon request.

Property Available July 2024





Energy performance certificate (EPC)

21, School Lane
Silk Willoughby
SLEAFORD
NG34 8PG

Energy rating

E

Valid until:

29 September 2029

Certificate number:

7608-9040-7221-1001-3930

Property type

Semi-detached house

Total floor area

96 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 rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

