

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

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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 <u>www.jasmartin.co.uk</u>

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

Energy Performance Certificate available upon request.

Property Available July 2024





These particulars and plans are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the vendors are to be or become under any liability or claims in respect of their contents. In the event of the Agents supplying any further information or expressing any opinion to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

Energy performance certificate (EPC) 21, School Lane Energy rating Valid until: 29 September 2029

Silk Willoughby SLEAFORD NG34 8PG	E	Certificate number:	7608-9040-7221-1001-3930	
Property type	S	emi-detached house		
Total floor area	90	6 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-landlordguidance).

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	С		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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

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