

**No. 1 STATION COTTAGE
STATION ROAD
POTTERHANWORTH
LINCOLN
LN4 2DX**



TO LET
2 Bedroom Semi-Detached Country Cottage

Accommodation includes an open plan Sitting Room and Dining Room with central fireplace,
Spacious Conservatory,
Fitted Kitchen, Bathroom, 2 Bedrooms, Separate WC
Oil-fired Central Heating throughout, uPVC Double Glazing
Off Road Parking, Secluded Garden
Attractive views over open countryside

RENT £845 pcm – UNFURNISHED

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GENERAL REMARKS

1 Station Road is a semi-detached two-bedroom cottage situated in Potterhanworth, approximately 7 miles south east of Lincoln. The property benefits from oil-fired central heating and double glazing throughout.

ACCOMMODATION

Ground Floor:

Conservatory
Kitchen
Sitting Room
Dining Room
Bathroom

First Floor:

Bedroom 1
Bedroom2
Separate WC



SERVICES

Mains water and electricity are connected. Oil fired central heating system.

The Council Tax banding for the property is Band B with the charge for 2025/2026 being £1,751.



TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy for an initial term of 12 months. The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings.

A refundable deposit of £975 will be collected at the start of the tenancy, together with the first month's rent of £845. The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.

No pets preferred

APPLICATION

Initial applications should be made direct with Jas. Martin & Co. using the form on our website: 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.

Outside:

There is a spacious garden with fantastic views across open countryside. The property benefits from off road parking.



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)

1 Station Cottage
Station Road
Potterhanworth
LINCOLN
LN4 2DX

Energy rating

E

Valid until: **5 December 2029**

Certificate number: 8292-6950-9129-5507-5213

Property type

Semi-detached house

Total floor area

80 square metres

Rules on letting this property

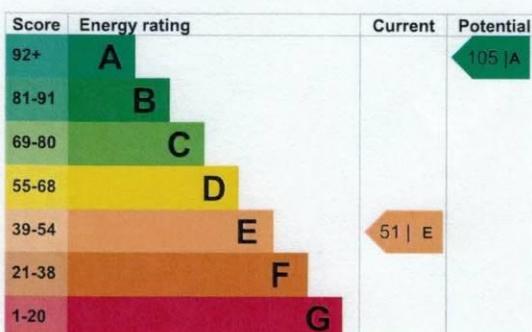
Properties can be let if they have an energy rating from A to E.

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 A.

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



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