

**14 MAIN STREET
SWARBY
SLEAFORD
LINCOLNSHIRE
NG34 8TQ**



TO LET

A 2-bedroom semi-detached Cottage
Kitchen/Dining area, Living room, Bathroom,
Large garden, two Wooden Sheds/store, off road parking

RENT £750 pcm UNFURNISHED

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SLEAFORD
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GENERAL REMARKS

Swarby is located 4 miles south of Sleaford along the A15 between Sleaford and Osbournby.

The property is a delightful Semi-Detached Cottage with large gardens.

ACCOMMODATION

Ground Floor Front Entrance, Living room, Kitchen with dining area and Bathroom.



First Floor Master bedroom, and Bedroom 2.

OUTSIDE

The property has larger than average gardens, with two wooden sheds/store. The property also benefits from plenty of off-road parking.

SERVICES

Main Water and Electric. Drainage - shared septic tank. Oil Fired central heating.

COUNCIL TAX

The Council Tax is Band A.

TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy.

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

A refundable deposit of **£750** will be required, together with the first month's rent of **£750**.

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)

14 Swarby SLEAFORD NG34 8TQ	Energy rating E	Valid until: 21 September 2027
		Certificate number: 2128-4053-7241-5243-1900

Property type Semi-detached house

Total floor area 65 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		