

**17 NORTH STREET
OSBOURNBY
SLEAFORD
LINCOLNSHIRE
NG34 0DR**



TO LET

5 Bed detached House, located in the Osbournby village.

3 Reception Rooms, Kitchen, Utility Room and downstairs WC.
5 Bedrooms and two upstairs bathrooms.

Oil Central Heating and Double Glazed.

RENT £1,450 pcm UNFURNISHED

**17 NORTH STREET
OSBOURNBY
SLEAFORD
NG34 0DR**

GENERAL REMARKS

Osbournby is located 6 miles south of Sleaford along the A15 between Sleaford and Bourne.

The Property is a character 5 bed detached house located in the heart of the village.

ACCOMMODATION

Accommodation

Ground Floor: Dining Room, Living Room with Log Burner, Sitting Room, Kitchen, Utility, Study/Office.

First Floor: 5 bedrooms, Family bathroom and Shower room.



OUTSIDE

Mature gardens with private parking.

SERVICES

Mains Water, Electric and Drainage are connected to the property. Full Oil-Fired central heating.

COUNCIL TAX

The Council Tax is Band D and the current charge for 2025/2026 is £2,261 approx.

TENANCY

The property is available, unfurnished, under an Assured Shorthold Tenancy. Long Term Let Preferred.

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

A refundable deposit of **£1,450** will be required, together with the first month's rent of **£1,450**.

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)

17, North Street Osbourneby SLEAFORD NG34 0DR	Energy rating E	Valid until: 9 December 2028
		Certificate number: 8118-7422-2109-8710-0992

Property type	Detached house
Total floor area	215 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 C.

[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		
69-80	C		79 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		