



**1 Lincoln Road**

Welton, Lincoln, LN2 3LS

**£1,300 pcm**

**AVAILABLE NOW - STONE COTTAGE!**

This stone cottage provides well-presented and spacious internal accommodation briefly comprising of Entrance Hall, Lounge, Dining Kitchen, Utility Area, Stairs and Landing leading to three Bedrooms and Shower Room.





#### LOCATION

The property is centrally located within the established and sought after village of Welton. Welton is situated approximately 6 miles north of Lincoln City Centre and boasts a good range of local amenities including shops, schools and leisure facilities. A full range of services and facilities are available within Lincoln City Centre.

#### ACCOMMODATION

The property provides well-presented internal accommodation briefly comprising of Entrance Hall with Storage Cupboard, Arch through to the Living Room with feature fireplace, Dining Kitchen with patio doors to the rear garden, Utility Room, WC and Boot Room. The Stairs and First Floor Landing leads to Bedroom 1 with built-in Wardrobes, Bedroom 2 and Bedroom 3 and Shower Room/WC combined

#### OUTSIDE

A metal pedestrian gate provides access to the property and the front courtyard. A low maintenance garden comprises of Timber Deck and AstroTurf areas. The timber outbuilding is currently being used as a bar and has the benefit of an Electricity supply and patio doors to the timber decking. A detached shed is also present to the right rear hand side of the plot. A gated driveway is located to the rear of the property.

#### RENT AND DEPOSIT

The asking Rent for the property is £1,300 per calendar month and the Tenancy Deposit is £1,500 (equal to 5 weeks' rent).

#### TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/fixed term unless negotiated otherwise.

#### ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

#### VIEWINGS

By prior appointment through Mundys.

- Sought After Village Location
- Extended Stone Cottage
- Three Bedrooms
- Lounge & Dining Kitchen
- Gated Parking
- Utility Room & Ground Floor WC
- Summerhouse / Bar in Rear Garden
- EPC Energy Rating - E
- Council Tax Band - C
- Gas Central Heating

