



## Gatehouse, High Street

Waddington, Lincoln, LN5 9RF

**£1,250 pcm**

A Detached Dormer Bungalow situated in the centre and within a Conservation Area of the sought after Village of Waddington. The internal accommodation briefly comprises of Entrance Hall with Cloakroom, Lounge, Study/Bedroom, further Bedroom with En-Suite Bathroom, fitted Dining Kitchen, Conservatory and First Floor Landing leading to two further Bedrooms and Family Bathroom. Outside there is a private gated entrance leading to the Driveway providing off road parking/hard-standing for vehicles and private walled rear Garden. Viewing of the property is highly recommended to appreciate the position within the village.



### ACCOMMODATION

The internal accommodation briefly comprises of Entrance Hall with Cloakroom, Lounge, Study/Bedroom, further Bedroom with En-Suite Bathroom, fitted Dining Kitchen, Conservatory and First Floor Landing leading to two further Bedrooms and Family Bathroom.

### LOCATION

Waddington is a much sought after Cliff Village within the North Kesteven District of Lincolnshire and is situated approximately four miles South of Lincoln. The Village offers a wide range of amenities to include a local shop, supermarket, beautician, barber, hairdresser, takeaways, primary school, public houses, village church, village hall and playing field. There is primary and secondary schooling close by. Waddington has easy access to Lincoln City Centre and towards Grantham where there is access to the mainline train station to London and the A1. There is also an hourly bus service.

### OUTSIDE

The property is situated in an excellent position with the village. There is a private gated entrance leading to the driveway providing off road parking/hard standing for vehicles. There is a storage unit, gravelled area and flower beds containing a variety of flowers and shrubs. There is side gated access leading to the private and walled rear garden with shaped lawned areas, a variety of flower beds, shrubs and borders, patio area and shed.

### RENT AND DEPOSIT

The asking Rent for the property is £1,250 per calendar month and the Tenancy Deposit is £1,440 (equal to 5 weeks' rent).

### TENANCY TERM

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

### 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.

- **Detached Dormer Bungalow**
- **3/4 Bedrooms, Family Bathroom**
- **Lounge & Fitted Dining Kitchen**
- **Conservatory & Cloakroom**
- **Ground Floor Bedroom with En-Suite**
- **Study/Bedroom & Gas Central Heating**
- **Excellent Position within the Village**
- **Gated Driveway & Gardens**
- **EPC Energy Rating - C**
- **Council Tax Band - C (North Kesteven District Council)**

