



25 Vicarage Lane

Welton, Lincoln, LN2 3JG

£850 pcm

IMMACULATELY PRESENTED THROUGHOUT! Internally the property has been recently redecorated to the ground floor and offers living accommodation briefly comprising of Lounge, Kitchen, Dining Area, Utility Area, Downstairs WC and a First Floor Landing leading to two Bedrooms and a Bathroom.



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LOCATION

Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.

ACCOMMODATION

Available now and immaculately presented throughout! This property briefly comprises of Lounge, Kitchen leading to a Dining Room and Utility Area with downstairs WC. Upstairs there are two Bedrooms and a family Bathroom with shower overhead.

OUTSIDE

There is a courtyard to the rear of the property overlooking the village beck with parking available to the rear Courtyard.

RENT AND DEPOSIT

The asking Rent for the property is £850 per calendar month and the Tenancy Deposit is £980 (equal to 5 weeks' rent).

VIEWINGS

By prior appointment through Mundys.

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/>

- Sought After Village Location
- Located in the Heart of Welton
- Two Bedrooms & Bathroom
- Kitchen & Dining Area
- Rear Yard that Backs onto the Village Beck
- Short Walk to William Farr School
- Utility Area & Downstairs WC
- Council Tax Band - A
- EPC Energy Rating - E



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

