



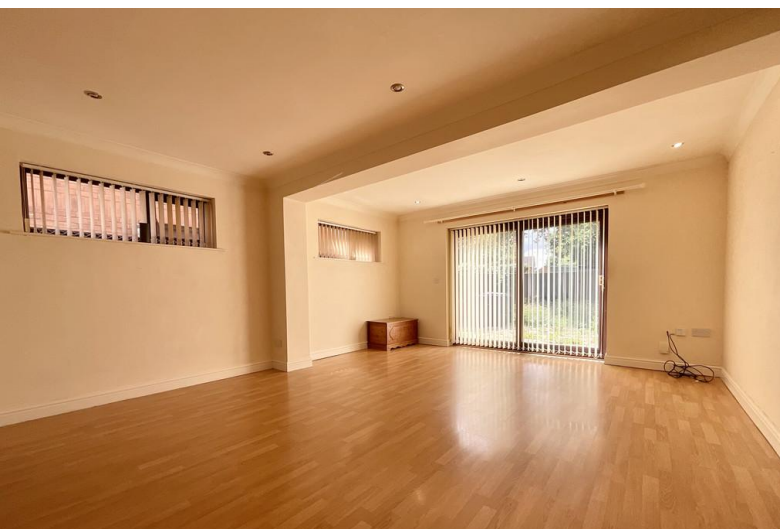
31 Saxilby Road

Skellingthorpe, Lincoln, LN6 5TY

£1,100 pcm

NEW CARPETS - BEDROOMS REDECORATED!

Viewing of this spacious property is recommended. The property boasts internal accommodation including 3 Double Bedrooms, Breakfast Kitchen, Open Plan Lounge - Dining Room, Family Bathroom and Downstairs Shower Room.



LOCATION

The property is located in the popular Village of Skellingthorpe, to the west of the Cathedral City of Lincoln. The property benefits from easy access to a range of local amenities including shops, schools and leisure facilities. A full range of services and facilities are available within Lincoln City centre.

ACCOMMODATION

This extended property provides internal accommodation briefly comprising: Entrance Hall, ground floor Shower Room/WC, Breakfast Kitchen and open plan Lounge - Dining Room with patio doors leading to the rear garden. Stairs and Landing leading to: Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom. Bedrooms recently decorated with new carpets throughout.

OUTSIDE

The property benefits from a rear garden with countryside views and off-street parking to the front of the property.

FURNISHINGS

Items of furniture (already present) can be included in a Tenancy or removed from the property by negotiation.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00

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/help/lettings-fees-information-for-tenants/>

VIEWINGS

Viewings are strictly by prior appointment via Mundys.

- **Three Double Bedrooms**
- **Large Lounge - Dining Room**
- **Countryside Views**
- **Breakfast Kitchen**
- **Off Street Parking**
- **Desirable Village Location**
- **Private Rear Garden**
- **Council Tax Band B**
- **Viewing Recommended**
- **EPC Energy Rating - C**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.