



Gooseberry House, Station Road

Harby, Newark, NG23 7EQ

£1,150 pcm

Excellent Condition & Available Now

A rare opportunity to occupy a delightful bungalow in a desirable village location. The property boasts internal accommodation benefiting from under floor heating and accommodation comprising; Lounge, Dining Kitchen, En-Suite Shower Room, Family Bathroom and three Bedrooms.



LOCATION

The property is situated within the desirable village of Harby, located approximately 9 miles West of Lincoln City Centre. The property has access to a village school, public house and church with further local amenities and shops available within the neighbouring villages of Doddington and Saxilby. A full range of services and facilities are available within Lincoln City Centre.

ACCOMMODATION

This well-presented property benefits from internal accommodation to briefly comprise of: Entrance Hall, Living Room with patio doors leading to the rear garden, Dining Kitchen with patio doors leading to the rear garden, Principal Bedroom with En-Suite Shower Room/WC combined off, two further Bedrooms and Family Bathroom/WC combined. The property boasts uPVC double glazed and air source heat pump feeding under floor heating throughout the property. Viewing is highly recommended to appreciate the standard of accommodation on offer.

OUTSIDE

The property has a small front garden and driveway providing off road parking for several vehicles. To the rear of the property there is an enclosed garden which is principally laid to lawn with a range of well stocked beds and borders and a paved seating area.

RENT AND DEPOSIT

The asking rent for the property is £1150.00 Per Calendar Month. The Tenancy Deposit is £1325.00/ equal to 5 weeks Rent.

Holding Deposit - £265.00

TENANCY TERM

The property is to be let with an initial 12-month fixed term, unless negotiated otherwise.

CHARGES TO TENANTS

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.

- Well Presented & Available Now
- Desirable Village Location
- Driveway, Gardens & Countryside Views
- Air Source Heat Pump & Under floor Heating
- 3 Bedrooms
- En Suite & Family bathroom
- Patio Doors to Rear Garden
- Viewing Recommended
- EPC Rating - B
- Council Tax Band C

