



3 The Row

Bloxholm, Lincoln, LN4 3QG

£700 pcm

CHARACTER COTTAGE!!

The property benefits from internal accommodation including Entrance Hall, Lounge with feature fireplace, Kitchen with Pantry off, Stairs and Landing, Bedroom 1 with built-in wardrobes and storage cupboard, Bedroom 2 and Family Bathroom/WC combined.



The Row, Bloxholm, Lincoln, LN4 3QG

LOCATION

The property is situated within the hamlet of Bloxholm, located approximately 1 mile south of the village of Digby. The property benefits from local amenities within nearby villages and a full range of services available within Sleaford Town Centre and Lincoln City Centre.

ACCOMMODATION

The internal accommodation briefly comprises of Entrance Hall, Lounge with feature fireplace, under stairs storage cupboard, Kitchen with Pantry off, Stairs and Landing, Bedroom 1 with built-in wardrobes and storage cupboard, Bedroom 2 and Family Bathroom/WC combined. The property also benefits from electric storage heating. Viewing is recommended to appreciate the standard of accommodation on offer.

OUTSIDE

The property benefits from front and rear gardens and on street parking.

RENT AND DEPOSIT

The asking Rent for the property is £700.00 per calendar month and the Tenancy Deposit is £805.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £160.00

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

By prior appointment through Mundys.

- **Built-in Wardrobes**
- **Viewing Required**
- **Upstairs Bathroom**
- **Private Rear Garden**
- **Character Cottage**
- **Kitchen with Pantry**
- **Lounge with Feature Fireplace**
- **Council Tax Band - A (North Kesteven District Council)**
- **EPC Rating D**
- **Electric Heating**



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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 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.

