



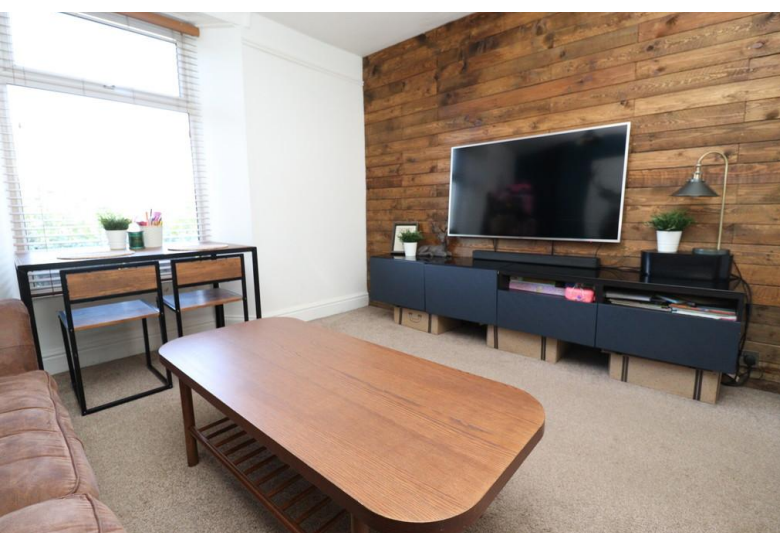
3 Lincoln Road

Metheringham, Lincoln, LN4 3EF

£900 pcm

EASY ACCESSIBLE LOFT STORAGE AREA

Property briefly comprises of ; Kitchen, Dining Room, Lounge, Bathroom with Shower over bath. Upstairs there are Two Double Bedrooms, and Stair access to the Third Floor Loft Space. On Street Parking, Rear Garden.



ACCOMMODATION

Situated in the centre of the village of Metheringham, in between the Cathedral City of Lincoln and Market Town of Sleaford. The property has immaculate accommodation to briefly comprise of Lounge, Dining Room, fitted Kitchen, Utility Area, modern Bathroom and a First Floor Landing leading to two double Bedrooms.

LOCATION

Metheringham is a larger than average village located between the historic Cathedral and University City of Lincoln and the Market Town of Sleaford. The village offers a range of local amenities to include the Co-op and Nisa Food Stores, public houses, a church, a primary school, a vet, food outlets including an Indian restaurant, a fish and chip restaurant and various other takeaways. The village itself has good transport links, including a train station on the Lincoln to Sleaford line and a bus route.

OUTSIDE

To the front of the property there is an enclosed paved garden. To the rear there is an enclosed garden laid mainly to lawn with a patio seating area and shed.

RENT AND DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00

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/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

- **2 Bedroom Semi Detached Cottage**
- **Lounge & Dining Room**
- **Kitchen & Utility Area**
- **Well Presented Accommodation**
- **Generous Enclosed Garden**
- **Downstairs Bathroom**
- **Property Available Now**
- **EPC Energy Rating - D**
- **Council Tax Band - A (North Kesteven Council)**
- **Viewing Highly Recommended**



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.