



21 Wesley Road

Cherry Willingham, Lincoln, LN3 4GT

£895 pcm

IMMACULATELY PRESENTED

Property briefly comprises of ; Open Plan Living Accommodation with Lounge and Kitchen. Downstairs WC and Storage Cupboard. Stairs leading to First Floor Landing ; Bedroom One with Storage, Bedroom Two & Family Bathroom



LOCATION

The pleasant village of Cherry Willingham is located approximately 4 miles East of the Cathedral City of Lincoln. The village has local shopping including a Co-op, post office, Doctor's surgery, pharmacy, public house, takeaways and local primary and secondary schooling. Cherry Willingham is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.

ACCOMMODATION

Available before the end of July, this home must be viewed to appreciate the standard of home on offer. On entry to the property there is open living accommodation providing access to the kitchen, and lounge. Downstairs WC and Storage Cupboard. Upstairs there are two double bedrooms, one having built in storage and a family bathroom with both bath and a shower overhead.

OUTSIDE

Allocated Parking to the Front. Gardens and Patio area to the Rear.

RENT AND DEPOSIT

The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1030.00 (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.

- **Two Double Bedrooms**
- **Allocated Parking Space**
- **Early Viewing Recommended**
- **Views to the Lincolnshire Countryside**
- **Open Plan Lounge & Kitchen**
- **Bathroom with Shower Overhead**
- **Easy Access to Lincoln Eastern Bypass**
- **Rear Garden with Patio Area**
- **EPC Rating - TBC**
- **Council Tax Band - A (West Lindsey District Council)**

