



Halfway, Deepdale Lane

Nettleham, Lincoln, LN2 2LT

£950 pcm

This is a delightful Two Bedroom / Two En-Suite Detached Cottage in the ever popular village of Nettleham. The property briefly comprises; Entrance Hall, downstairs WC, Sitting Room & Sun Room to the Garden, fully fitted Kitchen & two double Bedrooms to the First Floor, both with En-Suite. The property also benefits a Driveway with Parking and enclosed rear Garden.



LOCATION

Nettleham is located approximately four miles North of Lincoln City Centre and has many attractive features such as The Beck and Village Green, around which are local shops, Co-op Superstore, public houses and other amenities. There are infant and junior schools in the village, a teacher lead nursery within Nettleham Infant School and all grades of schooling are available in Uphill Lincoln and nearby villages.

ACCOMMODATION

The internal accommodation briefly comprises; Entrance Hall, downstairs WC & Storage Cupboard, double aspect Sitting Room leading to the sunroom which opens out to the Garden & fully fitted Kitchen. The property also has two double Bedrooms, one with an En-Suite shower room and one is an En-Suite Bathroom.

OUTSIDE

The property also benefits a Driveway with parking and an enclosed rear Garden.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00

TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/fixed term.

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/>

VIEWING

By prior appointment through Mundys.

- **Two Bedroom Detached Cottage**
- **Popular Village Location**
- **Two Double Bedrooms**
- **Two En-Suite Bathrooms**
- **Open Plan Lounge & Sunroom**
- **Sorry, No Pets**
- **Enclosed Rear Garden**
- **Off Street Parking**
- **Energy Rating - C**
- **Council Tax Band - C**

