



8D Westfield Close

Metheringham, Lincoln, LN4 3AR

£800 pcm

DRIVEWAY & GARDENS

Property briefly comprises of Entrance Hall, Lounge, Kitchen, Bedroom One, Bedroom Two and Shower Room.
Driveway to the Front and Garden to the Rear.



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 including the Co-op, three public houses, a church, a primary school, an outdoor swimming pool, hairdressers, beauticians, a petrol station, a post office, a vet and food outlets including an Indian restaurant, fish and chip restaurants, a tearoom 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.

ACCOMMODATION

Internal accommodation briefly comprises of Entrance Hall leading to the two Double Bedrooms, Family Shower Room, Kitchen and a spacious Lounge. Early viewing is recommended.

OUTSIDE

Driveway to the Front and Garden and Patio area to the Rear.

RENT AND DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

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.

- Garden to the Rear
- Driveway to the Front
- Two Double Bedrooms
- Family Shower Room
- Spacious Lounge & Kitchen
- Semi-Detached Bungalow
- Quiet Cul-de-sac Location
- Viewing Highly Recommended
- Council Tax Band - A
- EPC Rating - C



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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.