



21 Canberra Way

Skellingthorpe, Lincoln, LN6 5TJ

£1,350 pcm

DETACHED HOME WITH SOLAR PANELS IN DESIRABLE VILLAGE LOCATION

Viewing is required to appreciate the size and standard of the accommodation on offer. This well presented property boasts internal accommodation to include four Bedrooms, En-suite, Family Bathroom, Lounge, Dining Room and Sitting Room. The property also benefits from a Driveway, Gardens and Garage.



LOCATION

The property is located in the medium sized village of Skellingthorpe which lies approximately 4 miles West of the Historic Cathedral and University City of Lincoln. The village itself offers a wide range of local amenities including shops, public houses and primary schooling. There is good access to Lincoln City Centre via the A46 Bypass.

ACCOMMODATION

This property provides well presented internal accommodation, benefiting from new flooring (lounge and dining room) and briefly comprises of Entrance Hall with under stairs storage cupboard, WC, Kitchen with white goods, Lounge with bay window, feature fireplace and double doors leading to Dining Room and arch through to the Sitting Room with patio doors to the rear garden. Stairs and First Floor Landing lead to Bedroom 1 with wardrobes and matching bedroom furniture, En-suite Shower Room, Bedroom 2 with wardrobes, Bedroom 3 and Bedroom 4 with storage cupboard. The property also benefits from gas central heating and double glazing. Viewing is highly recommended.

OUTSIDE

The property has front and rear gardens, driveway, garage and shed.

RENT AND DEPOSIT

The asking Rent for the property is £1350 per calendar month and the Tenancy Deposit is £1555 (equal to 5 weeks' rent).

The Holding Deposit for this property is £310.

SOLAR PANELS & EV CHARGING POINT

The property has Solar Panels installed, reducing the cost of utilities for the occupant. There is also an EV Charging Point present.

TENANCY TERM

The Landlords 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.

- **Extended, Detached Home**
- **Solar Panels**
- **4 Bedrooms**
- **Lounge, Dining Room and Sitting Room**
- **En-suite and Family Bathroom**
- **Driveway with EV Charging Point**
- **New Flooring and Available Now**
- **Viewing Required**
- **EPC Energy Rating - B**
- **Council Tax Band - D (North Kesteven District Council)**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.