



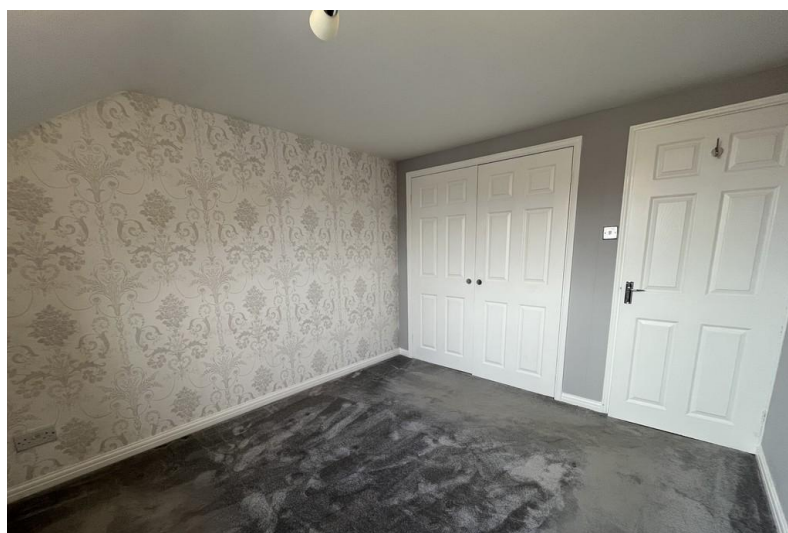
1B Lincoln Road

Welton, Lincoln, LN2 3HZ

£1,150 pcm

PETS CONSIDERED!

This is a beautiful three Bedroom Cottage in the heart of the popular Village of Welton. Available now, the property briefly comprises; Entrance Hall, open plan Kitchen Diner with breakfast bar and French doors to the Garden and Lounge with media wall. To the First Floor are three Bedrooms and modern Bathroom with shower. The property also benefits an enclosed rear walled Garden and Parking for two cars at the side of the property.



LOCATION

The property sits in a prominent position in Welton, a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.

ACCOMMODATION

The internal accommodation briefly comprises; Entrance Hall, contemporary open plan Kitchen Diner with breakfast bar and French doors to the Garden and Lounge with media wall. To the first floor are three Bedrooms and modern Bathroom with shower.

OUTSIDE

The property benefits an enclosed rear walled Garden and Parking for two cars at the side of the property.

RENT AND DEPOSIT

The asking Rent for the property is £1,150.00 per calendar month and the Tenancy Deposit is £1,325.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £265.00.

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.

- **Three Bedroom Cottage**
- **Pets Considered**
- **Contemporary Open Plan Kitchen Diner**
- **Enclosed Walled Garden**
- **Parking For Two Cars**
- **Modern Bathroom with Shower**
- **Popular Village Location**
- **Council Tax Band C**
- **EPC Rating D**
- **Council Tax Band - C (West Lindsey 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.