



## Terra Cotta, Vicarage Lane

Wellingore, Lincoln, LN5 0JF

**£1,200 pcm**

### CHARMING COTTAGE - DRIVEWAY!

Property briefly comprises of; Entrance Hall leading to a downstairs Bathroom, Lounge, Dining Room, Kitchen Diner with Pantry and Cellar. Upstairs there are three Bedrooms and a spacious Landing. Driveway and Courtyard to the rear, on street parking to the front.



### LOCATION

The popular Cliff village of Wellingore is located approximately 12 miles South of the historic Cathedral and University City of Lincoln and benefits from two public houses and a Post Office. Nearby Navenby has a full range of village shops including a Co-op, pharmacy, Doctor's surgery, hairdressers, tearoom, bakers and a village primary school. There are also good road links to Newark, Grantham and the A1 and a regular bus service into the City of Lincoln and Grantham.

### ACCOMMODATION

This well presented three-bedroom cottage must be viewed to appreciate its charming original features. On entry to the home there is a spacious Entrance Hall leading to a Lounge with ornamental fireplace, Dining Room and Kitchen Diner with Pantry and access to the rear Courtyard. Both the downstairs Bathroom with shower over the bath and access to the Cellar can be found off the Entrance Hall. Please note, the Cellar must only be viewed as storage and should not be considered living accommodation. Upstairs there are three Bedrooms with Bedroom one having a built-in wardrobe area and has access to Bedroom three which is a very good-sized double room. Further additional storage can be found on the landing and additional storage cupboards.

### OUTSIDE

Driveway to the rear with a spacious Courtyard. On street parking to the front.

### RENT AND DEPOSIT

The asking Rent for the property is £1200 per calendar month and the Tenancy Deposit is £1380 (equal to 5 weeks' rent). The Holding Deposit for this property is £275.

### 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 Bedrooms
- Spacious Kitchen Diner
- Lounge & Dining Room
- Property Available Now
- Driveway and Courtyard to Rear
- Popular Village Location
- Cellar to the Ground Floor
- Bathroom with Shower Over Bath
- EPC Rating - D
- Council Tax Band - C (North Kesteven District Council)

