



**1 Coxs Yard, High Street**  
Metheringham, Lincoln, LN4 3EA

**£895 pcm**

**OFF STREET PARKING!**

Property briefly comprises of; Lounge Diner, Lounge and Downstairs WC. Stairs to the First Floor Landing - Bedroom One, Bedroom Two & Bathroom with shower over bath. Rear Courtyard and Parking to the Front.



### LOCATION

The property is situated within the popular village of Metherringham approximately 10 miles from both Lincoln and Sleaford. The village has access to good schooling, doctor's surgery, convenience stores and public houses. There are regular bus services into the neighbouring villages and towns. There are also rail links to Sleaford, Lincoln, Newark, Doncaster and Peterborough.

### ACCOMMODATION

This well presented two double bedroom home has a spacious Dining Kitchen to the Front leading to the Lounge with Patio Doors to the rear separated by a hallway and downstairs WC. The bathroom has both bath and a shower overhead, with an early viewing highly recommended.

### OUTSIDE

Low maintenance Rear Courtyard and Allocated Parking to the Front.

### RENT AND DEPOSIT

The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1030.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

### TENANCY TERM

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

### CHARGES TO TENANTS

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/help/lettings-fees-information-for-tenants/>

### VIEWING

By prior appointment through Mundys.

- Two Bedroom House
- Modern Kitchen Diner
- Popular Village Location
- Lounge with Patio Doors
- Two Double Bedrooms
- Enclosed Rear Patio Courtyard
- Viewing Recommended
- Off Street Parking
- EPC Energy Rating - B
- Council Tax Band - B

