



## 9 Farmery Lane

Welton, Lincoln, LN2 3DY

**£925 pcm**

### **EXCELLENT CONDITION - AVAILABLE IMMEDIATELY**

Viewing of this desirable property is required to appreciate the standard of accommodation on offer. The property boasts internal accommodation to include Entrance Hall, Lounge, Dining Kitchen with bi-folding doors leading to the rear Garden and integrated white goods and downstairs WC. Stairs and landing leading to Bedroom one, Bedroom two and Family Bathroom. The property also benefits from gas fired central heating, front and rear Gardens and Driveway.



### LOCATION

The property is situated within the established village of Welton, located approximately six miles North of Lincoln City Centre. The property benefits from easy access to a good range of local amenities including shops, schools, leisure facilities and supermarkets. A full range of services and facilities are available within Lincoln City Centre.

### ACCOMMODATION

The property boasts well-presented internal accommodation to briefly comprise of; Entrance Hall, Lounge, Dining Kitchen with under stairs storage cupboard off, integrated fridge freezer, washing machine and bi-folding doors opening to the rear Garden, downstairs WC, Stairs leading to first floor Landing leading to Bedroom one with built-in wardrobes, Bedroom two and Family Bathroom. The property also benefits from uPVC double glazing and gas central heating. Viewing is recommended to appreciate the standard of accommodation on offer.

### OUTSIDE

The property benefits from front and rear gardens which are principally laid to lawn with low maintenance beds and borders and paved seating areas. A driveway provides access to the property and a vehicular hard standing.

### RENT AND DEPOSIT

The asking Rent for the property is £925.00 per calendar month and the Tenancy Deposit is £1065.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £210.00.

### TENANCY TERM

The property is to be let with an initial 12-month 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.

- Viewing Highly Recommended
- Two Bedrooms
- Sought After Village Location
- Property Available Now
- Integral White Goods
- Driveway & Gardens
- Lounge & Dining Kitchen
- Bi fold Doors onto Rear Garden
- Council Tax Band - A
- EPC Energy Rating – B



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.