



8 Schoolyard

Doddington, Lincoln, LN6 4AF

£1,200 pcm

CAR PORT TO THE FRONT

Property briefly comprises of; spacious Kitchen Diner leading to Downstairs WC, Storage Cupboard and large Lounge with bi-fold doors to Rear Garden. Upstairs, three Bedrooms, En Suite Shower room and Family Bathroom. Well presented throughout.



LOCATION

Doddington is a small village located approx. 7 miles to the southwest of the historic Cathedral and University City of Lincoln. The village offers amenities at Doddington Hall Farm Shop, which includes a Café & Interior Homeware store. Lincoln City Centre has all the usual facilities and is easily accessible via Doddington Road or the A46 Bypass which also links you to the A1 and Newark with mainline railway stations.

ACCOMMODATION

An early viewing of this immaculate three-bedroom home is highly recommended. On entry to the home through the front door, there is a modern Dining Kitchen with appliances to include Fridge, Freezer & Dishwasher leading to a downstairs WC and Utility with Washing Machine. Additional storage can be found under the stairs. The spacious Lounge has Bi-Fold doors providing access to the rear Garden and Patio area. Upstairs, there are three bedrooms. Bedroom One has an En-Suite Shower room. A family bathroom provides both a Bath and Shower overhead.

OUTSIDE

Car Port to the front providing parking with a Garden to both the front and rear. Additionally, the rear garden has a patio area.

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

VIEWING

By prior appointment through Mundys.

- **Three Double Bedrooms**
- **High Specification Finish**
- **Popular Village Location**
- **Property Available Now**
- **Car Port Providing Parking**
- **En-Suite to Bedroom One**
- **Kitchen with Built in Appliances**
- **Recently Redecorated Throughout**
- **Council Tax Band - B (North Kesteven Council)**
- **EPC Energy Rating - B**

