



## 11 Manor Court

Stow, Lincoln, LN1 2ZJ

**£1,100 pcm**

### **COUNTRYSIDE VIEWS - DRIVEWAY FOR TWO CARS!**

Property comprises of; Entrance Hall, Lounge, Open Plan Kitchen Diner with French doors to the Garden and First Floor to comprise of; Bedroom One with En-Suite Shower Room, Bedroom Two, Bedroom Three and Bathroom with shower over bath.



### LOCATION

Located within the popular village of Stow which lies approximately 10 miles north-west of the historic cathedral and university city of Lincoln and features the renowned Anglo-Saxon church of St Mary's and Cross Keys pub and restaurant. Nearby villages of Sturton by Stow and Saxilby offer a wide range of local facilities including schools, shops, post office and public houses. There is also a train station in Saxilby.

### ACCOMMODATION

Completed to a high specification throughout, this home must be viewed to appreciate the size and finish, with internal accommodation comprising of; Entrance Hall, WC, spacious Lounge, Kitchen Dining Room with patio doors leading to the rear Garden. Upstairs there are three Bedrooms, all double in size with Bedroom One having an En-suite Shower Room.

### OUTSIDE

Driveway providing parking for two cars to the front with Garden and Patio area to the rear which is not overlooked and the added benefit of a shed.

### RENT AND DEPOSIT

The asking Rent for the property is £1100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

Holding Deposit - £250.00

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

### VIEWINGS

By prior appointment through Mundys.



- Modern Three Bed Mid Terraced House
- Popular Rural Village
- Good Access to Lincoln, Gainsborough & Dunham Bridge
- En-Suite to Bedroom One
- High Specification Finish
- Stunning Views Across Countryside
- Enclosed Rear Garden with Shed
- Driveway for Two Cars
- EPC Energy Rating - B
- Council Tax Band - 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 are 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.