



Corner Cottage, 27 East Street

Nettleham, Lincoln, LN2 2SL

£950 pcm

A well-presented two bedroomed character cottage situated within the heart of the sought after village of Nettleham. The property boasts internal accommodation briefly comprising of Entrance Porch, Dining Kitchen, Lounge, Stairs and Landing, Bedroom 1, Bedroom 2 and Family Bathroom. The property also benefits from gas central heating, front garden and garage. Viewing is highly recommended to appreciate the standard of accommodation on offer.



LOCATION

The property is situated within the heart of the desirable village of Nettleham, located approximately 3 miles north of the Cathedral City of Lincoln. The property benefits from convenient access to a good range of local amenities including schools, shops, leisure facilities and public houses. A full range of services and facilities are available within Lincoln City Centre.

ACCOMMODATION

A well-presented property located in a sought-after position within the established residential village of Nettleham. The property provides internal accommodation briefly comprising of Entrance Hall, Dining Kitchen with integral fridge freezer, dishwasher and washing machine, Lounge with feature fireplace, Stairs and Landing leading to Bedroom 1, Bedroom 2 and Family Bathroom with four-piece bathroom suite to comprise of WC, wash hand basin, bath and separate shower cubicle.

OUTSIDE

To the front of the property there is a garden which is principally laid to lawn with beds and borders comprising a mixture of flowers, shrubs and bushes. An outbuilding is located to the front of the property and a Garage is located to the rear. The garage has an electric roller door, power and lighting.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

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.

- **Two Bedroom Cottage**
- **Desirable Village Location**
- **Two Bedrooms**
- **High Specification four-piece Bathroom suite**
- **Garden and Garage**
- **Lounge and Kitchen Diner**
- **Viewing highly Recommended**
- **Sorry, No Pets**
- **Council Tax Band - C**
- **EPC Energy Rating - E**

