



44 Elder Close

Witham St. Hughs, Lincoln, LN6 9NS

£780 pcm

SINGLE GARAGE AND PARKING SPACE

This Coach House has accommodation to briefly comprise of Entrance Hall, Stairs to First Floor Landing with Storage, Bedroom one with En-Suite Shower Room, Bedroom two with fitted Bed, Family Bathroom and an Open Plan Living Area and Dining Room leading to a Modern Kitchen. Viewing is highly recommended.



LOCATION

This location offers ample local amenities and access to both the city centre and major roads for commuting. With services such as a school, local shop, take away and hairdressers located close by. Located in the village is a Lincolnshire Co-Operative store as well as a school, and easy access to the A46 which offers immediate access to Newark and the A1

ACCOMMODATION

This two-bedroom coach house is located in Witham St Hughs. On entry, there is a Hallway with Stairs leading to the First-Floor Landing. The Living Area comprises a spacious open-plan Lounge and Dining Room, which leads through to a Kitchen. The Kitchen is fitted but contains no built-in appliances. Bedroom two features a single bed built above the bulkhead to maximise floor space. Bedroom one is double in size and includes built-in wardrobes and an En Suite Shower Room. There is also a separate Family Bathroom with a bath and overhead shower.

OUTSIDE

Externally, the property benefits from a Single Garage with power and an allocated parking space to the front.

RENT AND DEPOSIT

The asking Rent for the property is £780.00 per calendar month and the Tenancy Deposit is £900 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

TENANCY TERM

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

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.

- Single Garage & Parking
- Open Plan Living Accommodation
- En-Suite Shower Room to Bedroom One
- Modern Kitchen
- First Floor Living Space
- Bathroom with Bath and Shower Over
- Council Tax Band - A (North Kesteven District Council)
- EPC Energy Rating – C
- Viewing Highly Recommended
- Gas Central Heating

