



10 Scothern Road

Nettleham, Lincoln, LN2 2TX

£1,400 pcm

LARGE DRIVEWAY!

Briefly comprises of Entrance Hall leading to Lounge, Dining Kitchen and Integral Garage. Stairs to First Floor Landing where there are Four Bedrooms and a Family Bathroom. Bedroom One has an En Suite WC. Garden to the Front and Patio to the Rear.



LOCATION

Nettleham is located approximately four miles North of Lincoln City Centre and has many attractive features such as The Beck and Village Green, around which are local shops, Co-op, public houses and other amenities. There are infant and junior schools in the village, a teacher led nursery within Nettleham Infant School and all grades of schooling are available in Uphill Lincoln and nearby villages.

ACCOMMODATION

Available now, this home briefly comprises of Entrance Hall leading to a Lounge and Dining Kitchen with Pantry. Access to the Single Garage is through a personnel door, the Garage has been extended and is approximately 8m in length. Upstairs there are Four Bedrooms, Bedroom One has a wardrobe that is to remain in the property as well as an En Suite WC, additionally off the spacious Landing is the Family Bathroom.

OUTSIDE

Driveway for two/three cars to the Front, along with a lawn Garden. To the Rear there is a well established Garden along with a patio area.

RENT AND DEPOSIT

The asking Rent for the property is £1400 per calendar month and the Tenancy Deposit is £1615 (equal to 5 weeks' rent).

The Holding Deposit for this property is £320

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/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

- Extended Single Garage
- Parking for Two / Three Cars
- Wardrobes to remain in Bedroom One
- En Suite WC to Bedroom One
- Property Available Now
- Enclosed Rear Garden with Patio
- Kitchen Diner with Pantry
- Popular Village Location
- EPC Rating - TBC
- Gas Central Heating

