



14 Moss Lane

Skellingthorpe, Lincoln, LN6 4AE

£1,350 pcm

A Four Bedroom Detached Family Home in the popular Village of Skellingthorpe. This desirable property boasts a Lounge, Open Plan Dining Kitchen, WC, Four Bedrooms, En-Suite Shower Room & Family Bathroom. The property also benefits from under floor heating, a low maintenance rear garden, driveway and single garage.

Contact us to schedule your viewing to avoid disappointment!



LOCATION

The property is situated within the established residential village of Skellingthorpe, to the West of the Cathedral City of Lincoln. The property benefits from access to a range of local amenities within the village, including shops, schools and leisure facilities. A full range of services and facilities are available within Lincoln City Centre.

ACCOMMODATION

The internal accommodation briefly comprises of Entrance Hall, Lounge, Dining Kitchen with patio doors leading to the rear garden, WC and a First Floor Landing leading to Three Bedrooms, Bedroom One with En-suite, Family Bathroom. Stairs leading to a Second Floor Landing leading to a further Bedroom with En-Suite WC. The property also benefits from gas central heating, under floor heating and double glazing. Viewing is recommended to appreciate the size and standard of the accommodation on offer.

OUTSIDE

To the rear of the property there is a low maintenance garden, a driveway providing vehicular hard standing and access to the attached single garage with a Utility Area to the rear. Please note there is no On Street Parking permitted on Moss Lane.

RENT AND DEPOSIT

The asking Rent for the property is £1,350 per calendar month and the Tenancy Deposit is £1,555 (equal to 5 weeks' rent).

The Holding Deposit for this property is £310

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.

- **Three Storey Detached House**
- **Four Bedrooms**
- **Lounge & Dining Kitchen**
- **En-Suite Shower Room & Family Bathroom**
- **Desirable Village Location**
- **Driveway & Garage**
- **Front & Rear Gardens**
- **Viewing Highly Recommended**
- **Council Tax Band - C**
- **EPC Energy Rating - B**

