



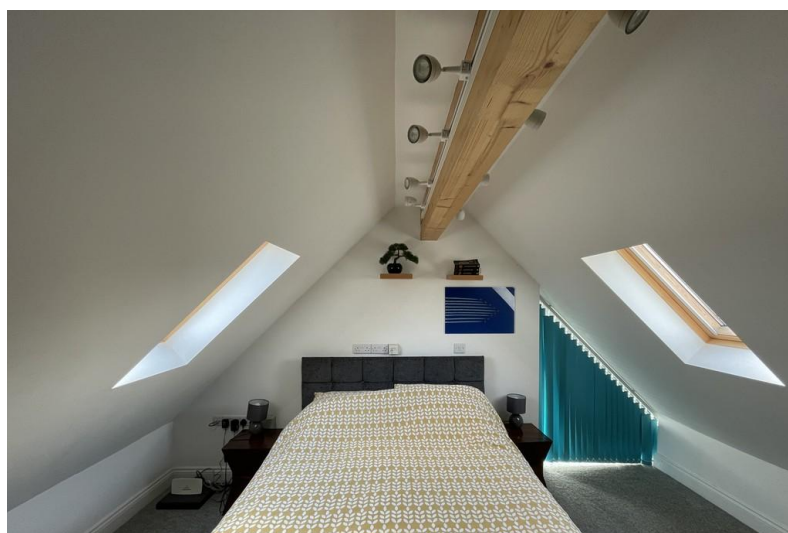
## Billion Lodge

Torksey Lock, Lincoln, LN1 2EH

**£800 pcm**

### **DRIVEWAY TO FRONT!**

A rare opportunity to let this unique property in an idyllic location. The property provides furnished accommodation including: Open Plan Living/Dining Area with fitted Kitchen, Shower Room and stairs leading to a Mezzanine Bedroom.



### LOCATION

The property is situated a stone's throw from the Fossdyke Canal and historic Torksey Lock and is located approximately 11 miles north west of Lincoln City Centre and 8 miles south of Gainsborough Town Centre. There is a range of local amenities in the village of Torksey and neighbouring villages. A full range of services and facilities are available with Lincoln City Centre and Gainsborough Town Centre.

### ACCOMMODATION

The property provides furnished accommodation briefly comprising: Open Plan Lounge/ Dining Area with fitted Kitchen, Shower Room and stairs rising to the first floor landing leading to the Mezzanine Bedroom. The property also benefits from LPG Fired Underfloor Heating and Double Glazing. Viewing of the property is recommended.

### OUTSIDE

The property has the benefit of a garden, principally laid to lawn and with a gravelled seating area. There is also a driveway providing parking for Billion House and one other property, accessed through a Secured Gated Entry.

### RENT AND DEPOSIT

The asking Rent for the property is £800 per calendar month and the Tenancy Deposit is £920 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180

### 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.

- Detached Home
- Waterside, Village Location
- Furnished Accommodation
- Mezzanine Bedroom
- Open Plan Living Accommodation
- Exposed Timbers
- Private Gated Parking
- Garden to Front & Side
- EPC Rating - D
- Council Tax Band - A

