



11 Shiregate

Metheringham, Lincoln, LN4 3DR

£1100 PCM

NEWLY DECORATED!

NEWLY DECORATED! The property offers well presented accommodation comprising: Entrance Hall, Lounge, Kitchen, Conservatory and WC. Stairs rise to the First Floor Landing and leads to three Bedrooms and a Family Bathroom with shower.



LOCATION

Shiregate is located in the well-served village of Metherringham, situated between Lincoln and Sleaford. The village offers a wide range of local amenities including shops, cafes, a Co-op supermarket, post office, pubs, and medical facilities. There is also a train station within walking distance, providing direct links to both Lincoln and Peterborough. The area benefits from regular bus services, nearby countryside walks, and convenient access to the A15, making it ideal for those seeking a well-connected yet rural setting.

ACCOMMODATION

Available now, with a new carpet fitted to the Lounge and having been newly decorated throughout, the property offers well presented internal accommodation briefly comprising: Entrance Hall, downstairs Cloakroom, approx. 19ft Lounge/Diner, fitted Kitchen and Conservatory. Stairs and Landing lead to Bedroom One with built-in storage, Bedroom Two with built-in storage, Bedroom Three and a modern Bathroom with shower over the bath.

OUTSIDE

The property occupies a generous corner plot with a Driveway providing parking for several vehicles and access to a Garage. To the rear, there is a lawned Garden with a patio seating area, offering a pleasant outdoor space.

RENT AND DEPOSIT

The asking Rent for the property is £1100 per calendar month and the Tenancy Deposit is £1265 (equal to 5 weeks' rent). The Holding Deposit for this property is £250.

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/help/lettings-fees-information-for-tenants/>

VIEWING

By prior appointment through Mundys.

- **Three Bedroom Semi Detached House**
- **Popular Village Location**
- **New Carpet Fitted to Lounge**
- **Driveway and Single Garage**
- **Property Available Now**
- **Newly Decorated Throughout**
- **Wardrobes to Two Bedrooms**
- **Conservatory to the Rear**
- **Council Tax B - North Kesteven District Council**
- **EPC Rating C**

