



37c Sleaford Road

Metheringham, Lincoln, LN4 3DG

£875 pcm

AVAILABLE NOW!

Briefly comprises of an Entrance Porch leading to a Spacious Lounge with Dining Kitchen and access to the Rear Garden. Stairs rising to Two Double Bedrooms and a Family Bathroom with Shower Over Bath. Gravelled Driveway to the Front providing parking.



LOCATION

Metherringham is a larger than average village located between the historic Cathedral and University City of Lincoln and the Market Town of Sleaford. The village offers a range of local amenities including the Co-op and Nisa Food Stores, three public houses, a church, a primary school, an outdoor swimming pool, hairdressers, beauticians, a petrol station, a post office, a vet and food outlets including an Indian restaurant, fish and chip restaurants, a tearoom and various other takeaways. The village itself has good transport links, including a train station on the Lincoln to Sleaford line and a bus route.

ACCOMMODATION

Well presented throughout, this Two Bedroom Semi Detached Home is available now and has internal accommodation comprises of an Entrance Porch leading to Lounge with additional storage and a Spacious Dining Kitchen with Patio Door access to the Rear Garden. Stairs rising to a First Floor Landing leading to Two Double Bedrooms and a modern fitted Bathroom with Shower over Bath. Bedroom One benefits from further additional storage.

OUTSIDE

Enclosed Garden to the rear with Patio and Shed providing storage. Gravelled Driveway to the Front.

RENT AND DEPOSIT

The asking Rent for the property is £875 per calendar month and the Tenancy Deposit is £1005 (equal to 5 weeks' rent).

The Holding Deposit for this property is £200.

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.

- **Gravelled Driveway to Front**
- **Rear Garden with Patio & Shed**
- **Property Available Now**
- **Two Double Bedrooms**
- **Bathroom with Shower Overhead**
- **Spacious Kitchen Diner**
- **Spacious Lounge & Storage.**
- **EPC Energy Rating - C**
- **Council Tax Band - A (North Kesteven District Council)**
- **Gas Central Heating**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.