



Oxford House, Sleaford Road

Nocton Heath, Lincoln, LN4 2AN

£1,400 pcm

DETACHED BUNGALOW WITH SINGLE GARAGE!

The property benefits from an Open Plan Dining Kitchen, Utility Room, Cloakroom, spacious Lounge Diner, three good-sized Bedrooms, En-suite and a Family Bathroom. The property also benefits from driveway, single garage, lawned gardens and countryside views.



LOCATION

Oxford House is situated on Sleaford Road in the charming village of Nocton Heath, within the LN4 2AN postcode area. Nocton Heath offers a peaceful rural setting surrounded by open countryside, ideal for those seeking tranquility while remaining well-connected. The property benefits from easy access to the market town of Sleaford, just a short drive away, where you'll find a range of shops, schools, and essential amenities. Good road links connect the area to larger cities such as Lincoln and Nottingham, making it convenient for commuters.

ACCOMMODATION

Renovated to a high standard by "Homes by Stirlin", this property offers spacious living accommodation comprising of an approx. 22ft Open Plan Dining Kitchen, Utility Room, Cloakroom, Spacious Lounge Diner and Inner Hallway leading to three good-sized Bedrooms. There is an En-suite shower room to Bedroom One and a Family Bathroom. Viewing is highly recommended to appreciate the generous and well-presented living space.

OUTSIDE

The property sits on an extensive plot featuring lawned gardens to the side and rear, offering open countryside views. At the front, a gravelled driveway provides off-road parking and access to the garage.

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

VIEWINGS

By prior appointment through Mundys.

- **MODERN DETACHED BUNGALOW**
- **THREE GOOD SIZE BEDROOMS,**
- **OPEN PLAN FITTED KITCHEN & DINING AREA**
- **UTILITY ROOM & CLOAKROOM**
- **SPACIOUS LOUNGE/DINER**
- **GARAGE & DRIVEWAY**
- **FAMILY BATHROOM & EN-SUITE SHOWER ROOM**
- **EPC ENERGY RATING – C**
- **COUNCIL TAX BAND - C (NORTH KESTIVEN DISTRICT COUNCIL)**
- **VIEWING HIGHLY RECOMMENDED**

