

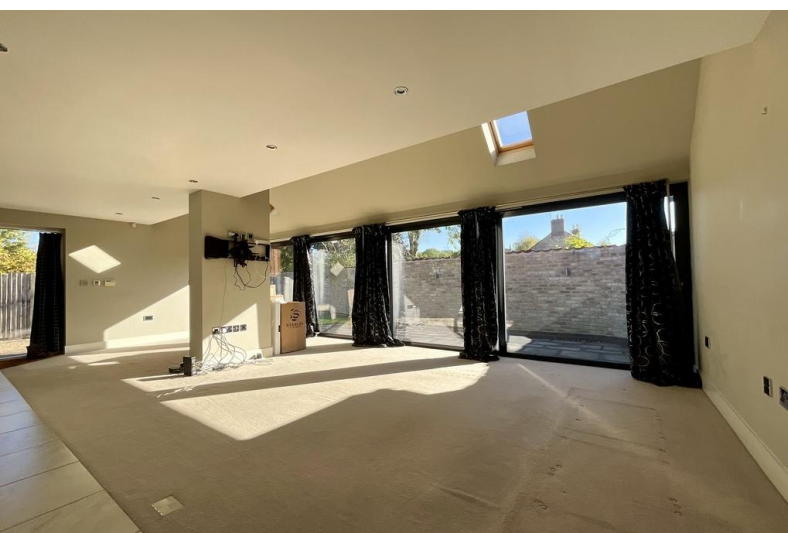


Mill View House, Watermill Lane

Nettleham, Lincoln, LN2 2PQ

£1,800 pcm

EXECUTIVE HOME! This stunning property features a fantastic Open Plan Lounge, Dining, and Kitchen Area with top-of-the-range appliances and a central island. In addition, there is a separate Utility Room and Study with En-suite Shower Room. To the First Floor there are Three Bedrooms and Two Bathrooms with showers. The property also benefits from a private Courtyard Garden and Driveway.



LOCATION

Mill View House is located on Watermill Lane in the picturesque village of Nettleham, approximately 3 miles north of Lincoln city centre. This tranquil residential area is known for its blend of rural charm and modern convenience. The village boasts a range of local amenities, including shops, pubs, and eateries, all within walking distance. For families, the nearby Nettleham Infant and Nursery School and Nettleham Church of England Voluntary Aided Junior School provide excellent educational options. The area is well-connected by public transport, with bus services linking to Lincoln and surrounding areas. Additionally, the A46 Bypass is easily accessible, offering convenient routes for commuters. Residents can enjoy the scenic beauty of the surrounding countryside, with opportunities for walking and outdoor activities.

ACCOMMODATION

A beautiful individual Detached House, located in the highly sought-after village of Nettleham, offering a combination of contemporary style and practical family living. The ground floor features a stunning Open Plan Lounge, Dining, and Kitchen Area, fitted with top-of-the-range appliances and a central island, creating a versatile and sociable space for family life or entertaining. Complementing this is a separate Utility Room, providing additional storage and practical space, and Bedroom Four / Study with a downstairs Shower Room, ideal for flexible working or guest accommodation. To the First Floor, the property offers Three further Bedrooms and Two further Bathrooms, providing well-proportioned living spaces with modern fixtures.

OUTSIDE

The property benefits from a private Courtyard Garden and Driveway, providing both outdoor space and off-road parking.

VIEWING

Viewings are strictly by prior appointment via Mundys.

RENT AND DEPOSIT

The asking Rent for the property is £1,800.00 per calendar month and the Tenancy Deposit is £2,075.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £475.00

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/>

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

- Bespoke Three Bedroomed House
- Private Courtyard Garden
- Top of the Range Integrated Appliances
- Stunning Interior
- EPC Energy Rating - C
- Council Tax Band - F (West Lindsey District Council)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.