



13 Fen Road

Washingborough, Lincoln, LN4 1AB

£1,050 pcm

A modern three Bedroom Semi Detached House in the popular Village of Washingborough, briefly comprising of a large Open Plan Lounge Diner, fitted Kitchen, Bathroom with shower and stairs rising to the first floor Landing leading to Three Bedrooms with En-Suite Shower Room to Bedroom one. The property also benefits from an enclosed low maintenance garden and parking at the rear.



LOCATION

The charming village of Washingborough is situated 4 miles South-East of the historic Cathedral City of Lincoln. Washingborough benefits from a mix of old and new properties, The Ferry Boat public house, the well-known Washingborough Hall Hotel and fine dining Restaurant, shops, primary school and a variety of other amenities. Washingborough proves popular with people searching for a pleasant village to live.

ACCOMMODATION

The accommodation briefly comprising of a fitted galley Kitchen and Breakfast Bar, large Open Plan Lounge Diner and Bathroom with shower to the Ground Floor. Stairs rising to a first floor Landing leading to Three Bedrooms with an En-suite Shower Room to Bedroom One.

OUTSIDE

The property benefits from an enclosed rear garden and parking to the rear of the property.

RENT AND DEPOSIT

The asking Rent for the property is £1,050 per calendar month and the Tenancy Deposit is £1,210 (equal to 5 weeks' rent). The Holding Deposit for this property is £240.

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.



- **Three Bed Semi-Detached House**
- **High Spec Interior**
- **Popular Village Location**
- **Open Plan Lounge Diner**
- **Fitted Galley Kitchen**
- **Enclosed Rear Garden**
- **3 Bedrooms, En-Suite & Family Bathroom**
- **Council Tax Band B (North Kesteven District Council)**
- **EPC Energy Rating - D**