



## 11 Bar Lane

Waddington, Lincoln, LN5 9SA

**£1,150 pcm**

**DESIRABLE VILLAGE LOCATION, VIEWING RECOMMENDED!**

Situated close to RAF Waddington, this well presented property benefits from a Lounge, Dining Kitchen, Three Bedrooms, Family Bathroom, En-suite Shower Room and WC. Outside, there is a garden and allocated parking.



#### LOCATION

The property is located in the heart of the village of Waddington. Waddington is one of the popular cliff villages to the South of Lincoln. The village itself offers a wide range of local amenities including schools, shops and public houses and there are regular bus services into Lincoln and Grantham.

#### ACCOMMODATION

The property provides well presented internal accommodation briefly comprising; Entrance Hall, Lounge, WC and modern Kitchen Diner with fitted Kitchen including integrated washing machine and fridge freezer. The stairs and landing provide access to Bedroom One with En-suite Shower Room and built-in wardrobes, Bedroom 2 with built-in wardrobes, Bedroom 3 and Family Bathroom. The property also benefits from gas central heating and double glazing.

#### OUTSIDE

There is a rear garden and a single allocated parking space.

#### RENT AND DEPOSIT

The asking Rent for the property is £1150 per calendar month and the Tenancy Deposit is £1325 (equal to 5 weeks' rent).

The Holding Deposit for this property is £265.

#### 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.



- **DESIRABLE VILLAGE LOCATION**
- **3 BEDROOMS**
- **BATHROOM & EN-SUITE**
- **GARDEN & ALLOCATED PARKING**
- **FITTED KITCHEN**
- **BUILT IN WARDROBES**
- **GOOD ACCESS TO LOCAL AMENITIES**
- **VIEWING REQUIRED**
- **EPC RATING - TBC**
- **COUNCIL TAX BAND - B**