



11 Bar Lane

Waddington, Lincoln, LN5 9SA

£1,100 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 £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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

