



43 High Street

Newton-On-Trent, Lincoln, LN1 2JP

£950 pcm

SINGLE GARAGE – PROPERTY AVAILABLE NOW!

This well presented home offers internal accommodation briefly comprising of an Entrance Hall, Dining Room, Lounge, Breakfast Kitchen and downstairs WC. Stairs rise to the First Floor Landing, providing access to Bedroom One, Bedroom Two, Office and Family Bathroom. The property further benefits from an enclosed courtyard garden with decking to the front, along with a single garage and parking space to the rear.



LOCATION

High Street is situated within the sought-after village of Newton-on-Trent, which offers a village public house, primary school and village hall, along with countryside walks and a strong community feel. The village provides convenient access to the A57 and A46, allowing easy travel to Lincoln, Gainsborough and surrounding villages, making this an ideal location for those seeking village living with good transport links.

ACCOMMODATION

Having been newly decorated throughout and benefitting from new carpets, this characterful home must be viewed to appreciate the finish on offer. The internal accommodation comprises of an Entrance Hall, Dining Room, Lounge with wood-burning stove and window seat, Breakfast Kitchen with white goods and a downstairs WC. To the First Floor, the Landing provides access to Bedroom One, Bedroom Two, Office/Store Room and a modern Family Bathroom. The property also benefits from electric heating and a range of character features throughout. An early viewing is highly recommended. Please note, all furniture photographed is to remain in the property.

OUTSIDE

Single garage located to the rear of the property with a parking space positioned in front. To the front there is an enclosed courtyard garden with decking area, with further on-street parking available within the local area.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

TENANCY TERM

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

CHARGES TO TENANTS

There are no application fees payable. You will be required to pay a Holding Deposit equal to one week's 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.

THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at:

<https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Desirable Village Location
- Lounge & Dining Room
- Breakfast Kitchen
- Single Garage & Parking Space
- Two Double Bedrooms
- Office / Store Room
- Courtyard Garden
- Viewing Recommended
- EPC Energy Rating - E
- Council Tax Band - B (West Lindsey District Council)

