



7 The Spinneys

Welton, Lincoln, LN2 3TU

£895 pcm

WELL PRESENTED - AVAILABLE NOW

Briefly comprising: Entrance Hall, Lounge and Kitchen Diner. Stairs leading to Two Bedrooms, with an En-suite Shower Room to Bedroom One and a Family Bathroom. The property also benefits from a Driveway with off-road parking.



LOCATION

The Spinneys is situated in a quiet residential area just off Ryland Road, in the popular village of Welton, north of Lincoln. The village offers a good range of local amenities including shops, pubs, a Co-op supermarket, medical centre, and cafés. Welton also provides easy access to the A46, offering routes to Lincoln and Market Rasen, while regular bus services connect the area to surrounding villages and the city. The location combines a peaceful village setting with convenient access to everyday facilities.

ACCOMMODATION

Available now for an immediate viewing, the property comprises an Entrance Hall leading to a spacious Lounge and Dining Kitchen. Stairs lead to Two Double Bedrooms, with Bedroom One featuring built-in wardrobes and an En-suite Shower Room, along with a Family Bathroom.

OUTSIDE

Driveway to the front of the property providing off-road parking. To the rear, there is an enclosed Garden with a lawned area and Patio.

RENT AND DEPOSIT

The asking Rent for the property is £895 per calendar month and the Tenancy Deposit is £1030 (equal to 5 weeks' rent). The Holding Deposit for this property is £205.

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/help/lettings-fees-information-for-tenants/>

VIEWING

By prior appointment through Mundys.



- **Two Bedroom Semi Detached House**
- **Popular Village Location**
- **Driveway to the Front**
- **Enclosed Rear Garden**
- **En-suite to Bedroom One**
- **Well Presented Throughout**
- **Council Tax Band - A (West Lindsey District Council)**
- **EPC Energy Rating - D**

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.