



Lodge Cottage, Lincoln Road

Branston, Lincoln, LN4 1NS

£825 pcm

AVAILABLE NOW AND VIEWING RECOMMENDED – The property offers well presented and spacious internal accommodation, briefly comprising an Entrance Hall, Lounge, Dining Kitchen, Utility, Bedroom one, Bedroom two, and Family Bathroom. The property benefits from off-street parking and access to outside space.



LOCATION

Lodge Cottage is set within the grounds of Ashfield Farm on Lincoln Road in Branston, providing a semi-rural yet accessible setting. The property is surrounded by open farmland and countryside, offering a peaceful environment while still being close to local amenities including shops, cafés, and takeaways. It also benefits from excellent road connections via the A46, giving easy access to Lincoln city centre and surrounding areas, with local services such as Branston Community Academy nearby.

ACCOMMODATION

The property provides spacious accommodation briefly comprising an Entrance Hall, Lounge with bay window and feature fireplace, Dining Kitchen, Utility Room, Bedroom one, Bedroom two and Family Bathroom with a four-piece suite. The property also benefits from oil central heating and double glazing. Early viewing is recommended to fully appreciate the size, position and condition of the accommodation on offer.

OUTSIDE

The property benefits from off-street parking and grounds located to the side of the property.

RENT AND DEPOSIT

The asking Rent for the property is £825.00 per calendar month and the Tenancy Deposit is £950.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £190.00

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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.

- Property Available Now
- Two Double Bedrooms
- Desirable Village Location
- Bay Fronted Lounge
- Dining Kitchen & Utility
- Off Street Parking
- 4 Piece Family Bathroom
- Viewing Recommended
- Council Tax Band - B (North Kesteven District Council)
- EPC Energy Rating - E

