



## 1 Bakehouse Court

Langworth, Lincoln, LN3 5BP

**£775 pcm**

### **NEWLY DECORATED WITH NEW FLOORING!**

The internal accommodation briefly comprises: Lounge, fitted Kitchen, Two Bedrooms and family Bathroom. Outside, there is a Driveway to the front and side, with Courtyard Gardens to the rear of the property.



### LOCATION

Bakehouse Court is situated in the village of Langworth, located along the A158 between Lincoln and Wragby. The village offers a peaceful rural setting while still providing convenient access to nearby amenities, with Lincoln City Centre around a 15-minute drive away. Local services in the surrounding area include village shops, pubs, and primary schools, with regular bus routes connecting Langworth to Lincoln and Market Rasen. The location is ideal for those seeking a quiet village lifestyle with good transport links to nearby towns and the city.

### ACCOMMODATION

Available now, an early viewing is recommended on this well presented home. The internal accommodation briefly comprises Lounge, fitted Kitchen, with stairs leading to two Bedrooms and a Family Bathroom. The Landlord has recently purchased new blinds from Hillarys Blinds to be fitted in the Lounge, Kitchen and both Bedrooms, which are scheduled for installation in December 2025.

### OUTSIDE

The property benefits from an allocated parking space to the front. To the side and rear, there is an enclosed Courtyard Garden with a shed offering additional storage.

### RENT & DEPOSIT

The asking Rent for the property is £775.00 per calendar month and the Tenancy Deposit is £890.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £175.00.

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

### VIEWING

By prior appointment through Mundys.

- Two Bedroom Townhouse
- Popular Village Location
- Driveway to the Front
- Enclosed Courtyard Garden
- New Blinds to be fitted - December 2025
- Newly Decorated Throughout
- New Flooring Fitted
- Bathroom with Shower Over Bath
- EPC - Energy Rating D
- Council Tax Band -B (West Lindsey District Council)

