



116 Station Road

Waddington, Lincoln, LN5 9QS

£850 pcm

A newly renovated Two Bedroom Semi Detached House in the popular Village of Waddington. Available now, the property briefly comprises of Rear Entrance Hall, Downstairs WC, modern Kitchen, Dining Room and Lounge to the ground floor. To the first floor, there are two double Bedrooms with family Bathroom with shower over the bath, off the master Bedroom. The property also benefits from a gated yard with the option of using it for parking.



LOCATION

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 accommodation briefly comprises; Rear Entrance Hall, Downstairs WC, modern Kitchen, Dining Room and Lounge to the ground floor. To the first floor, there are two double Bedrooms with family Bathroom with shower off the master Bedroom.

OUTSIDE

The property also benefits from a gated rear yard which can be used as a parking space, if required.

RENT AND DEPOSIT

The asking Rent for the property is £850 per calendar month and the Tenancy Deposit is £980 (equal to 5 weeks' rent). The Holding Deposit for this property is £195.

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.



- **Two Bedroom Semi Detached House**
- **Rear Yard or Parking Space**
- **Modern Interior**
- **Lounge, Dining Room and Kitchen**
- **Downstairs WC**
- **Two Double Bedrooms**
- **Bathroom with Shower Off Master Bedroom**
- **Energy Performance Rating D**
- **Council Tax Band A (North Kesteven District Council)**
- **Gas Central Heating**