



16 Holmes Field

Bassingham, Lincoln, LN5 9LN

£1,200 pcm

NEWLY RENOVATED THROUGHOUT

The property comprises of an Entrance Hall leading to a Lounge, Dining Room, and Kitchen.

Upstairs, there are three Bedrooms, a Bathroom with shower over bath and a Storage Cupboard. Externally, there is a Driveway, Garden, and Single Garage to the front, with a Garden and Patio to the rear.



LOCATION

Holmes Field is a quiet residential cul-de-sac situated in the sought-after village of Bassingham, located between Lincoln and Newark. The village offers a good range of local amenities including a Co-op store, post office, doctors' surgery, primary school, and two popular public houses - The Five Bells and The Bugle Horn. There are also community facilities such as a village hall, playing fields, and riverside walks along the River Witham. Regular bus services connect Bassingham with Lincoln and Newark, and the A46 provides convenient road links to surrounding towns and major routes.

ACCOMMODATION

Having been recently renovated, this immaculately presented home is available for immediate viewing. All areas have been upgraded to include new flooring, a new Kitchen, a new Bathroom and full redecoration throughout. The internal accommodation comprises of an Entrance Hall leading to a Lounge, Dining Room and Kitchen, with access to the rear Garden from both the Kitchen and Dining Room. Stairs rise to a landing leading to two Double Bedrooms both with fitted wardrobes and one Single Bedroom, along with a Bathroom featuring both a Bath and a Shower. Additional Storage can be found off the Landing.

OUTSIDE

There is a Garden to the front with a Driveway and Single Garage to the side of the property. To the rear, there is an enclosed Garden and a separate Patio Area.

RENT AND DEPOSIT

The asking Rent for the property is £1200 per calendar month and the Tenancy Deposit is £1380 (equal to 5 weeks' rent). The Holding Deposit for this property is £275.

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.

- **Newly Decorated Throughout**
- **Newly Laid Flooring Throughout**
- **Newly Fitted Kitchen**
- **Newly Fitted Bathroom**
- **Property Available Now**
- **Three Bedrooms**
- **Single Garage and Driveway**
- **Lounge, Diner and Kitchen**
- **EPC - Energy Rating E**
- **Council Tax Band -C (North Kesteven District Council)**



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.