



26 Fishponds Way

Welton, Lincoln, LN2 3RR

£1,400 pcm

STUNNING EXECUTIVE HOME!

Briefly comprises of an Entrance Hall leading to a downstairs WC, Study, Lounge and a spacious Kitchen Diner with separate Utility Room. Stairs rise to the First Floor Landing, leading to Four Bedrooms, including Two En-suite Shower Rooms and a Family Bathroom. Driveway providing parking to the front and an enclosed Rear Garden.



LOCATION

The property is located on Fishponds Way in the village of Welton, Lincoln. The street is situated within a popular residential area, close to local amenities including shops, cafes, and takeaways. The village benefits from good road links to Lincoln City Centre and surrounding areas, making it a convenient location for commuting while maintaining a quiet, residential setting.

ACCOMMODATION

This well-presented detached home must be viewed to appreciate its size. The internal accommodation comprises of an Entrance Hall, WC, Study, Lounge, Kitchen Dining Room and Utility Room. Stairs lead to a spacious Landing providing access to the Family Bathroom, Bedroom One with En-suite Shower Room, Bedroom Two with En-suite Shower Room, Bedroom Three, and Bedroom Four, with additional storage also off the Landing.

OUTSIDE

The property benefits from front and rear Gardens, a Driveway, and a Double Garage.

RENT AND DEPOSIT

The asking Rent for the property is £1400 per calendar month and the Tenancy Deposit is £1615 (equal to 5 weeks' rent). The Holding Deposit for this property is £320.

TENANCY TERMS

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

VIEWING

By prior appointment through Mundys.

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/>

- **Four Bedrooms**
- **Two Reception Rooms**
- **Two En-Suite Shower Rooms**
- **Modern Kitchen & Bathrooms**
- **Front & Rear Gardens**
- **Double Garage & Driveway**
- **Popular Village Location**
- **EPC Energy Rating - B**
- **Council Tax Band - E (West Lindsey District Council)**

