



93A High Street

Saxilby, Lincoln, LN1 2HA

£925 pcm

FRONT DRIVEWAY! The property briefly comprises of an Entrance Hall, Open Plan Lounge-Dining Room with a fitted Kitchen, Conservatory, Utility Room, two Bedrooms with an En-suite Shower Room in Bedroom one, Bedroom two and a Family Bathroom. Outside, there are front and rear gardens with a driveway to the side/front providing off-road parking.



LOCATION

Situated on High Street in the popular village of Saxilby, LN1 2HA, this property enjoys a convenient setting within easy reach of local amenities. Saxilby offers a range of shops, cafés, a Co-op supermarket, a pharmacy, and several pubs and eateries. The village also benefits from a primary school, doctors' surgery, and train station providing regular services into Lincoln and Gainsborough. For commuters, there are good road links via the A57 towards Lincoln city centre and the A1. The property's central position within the village provides easy access to both riverside walks along the Fossdyke Navigation and open countryside beyond.

ACCOMMODATION

The internal accommodation briefly comprises of an Entrance Hall with a storage cupboard, an Open Plan Lounge-Dining Room with patio doors to the side elevation, fitted Breakfast Kitchen with an integral fridge freezer, Conservatory with patio doors leading to the Rear Garden, Utility Room, Bedroom one with an En-suite Shower Room, Bedroom two with built-in wardrobes and drawer units, and a Family Bathroom.

OUTSIDE

A gravel driveway provides access to the property and offers off-street parking. There are gardens to both the front and rear, with the rear garden mainly laid to lawn.

RENT AND DEPOSIT

The asking Rent for the property is £925.00 per calendar month and the Tenancy Deposit is £1,065.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £210.00.

TENANCY TERM

The property is to be let with an initial 12 month 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.

- Modern Detached Bungalow
- Open Plan Living Accommodation
- En-Suite & Family Bathroom
- Driveway & Gardens
- Underfloor Heating
- Sought After Village Location
- Viewing Highly Recommended
- Council Tax Band - C (West Lindsey District Council)
- EPC Energy Rating - C

