



50 Meadow Rise

Saxilby, Lincoln, LN1 2HW

£995 pcm

EXTENSIVE REAR GARDEN

The property briefly comprises of a Hallway, Three Bedrooms, Lounge, Kitchen, Utility/Sun Room, WC and a further Hallway providing access to the Garage. Set on a generous plot, the home enjoys gardens to both the front and rear along with a Driveway for off street parking.



LOCATION

Meadow Rise is a quiet residential street in Saxilby, a popular village just west of Lincoln. The property is well positioned for local amenities including shops, schools, and pubs within the village centre, while the village also benefits from convenient road links to Lincoln and surrounding areas. Regular public transport services operate nearby, making Saxilby an ideal location for families and commuters alike.

ACCOMMODATION

This detached bungalow offers well-proportioned accommodation comprising of an Entrance Hall with storage unit leading to a spacious Lounge with coal burner, a further Hallway providing access to Three Bedrooms, Kitchen Diner, Bathroom, Sun Room/Utility and an additional Hallway with WC and internal access through to the rear garage.

OUTSIDE

The property benefits from a driveway and front gardens with a single garage and extensive rear gardens. The plot is generous in size and must be viewed to fully appreciate the space of the rear garden.

RENT AND DEPOSIT

The asking Rent for the property is £995 per calendar month and the Tenancy Deposit is £1,145 (equal to 5 weeks' rent).

The Holding Deposit is £225.

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.

- Utility & WC
- Three Bedrooms
- Driveway to the Front
- Extensive Rear Garage
- Single Garage with Electric Doors
- Property Available Now
- Spacious Kitchen Diner
- Popular Village Location
- EPC Rating - D
- Council Tax Band - B



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.