



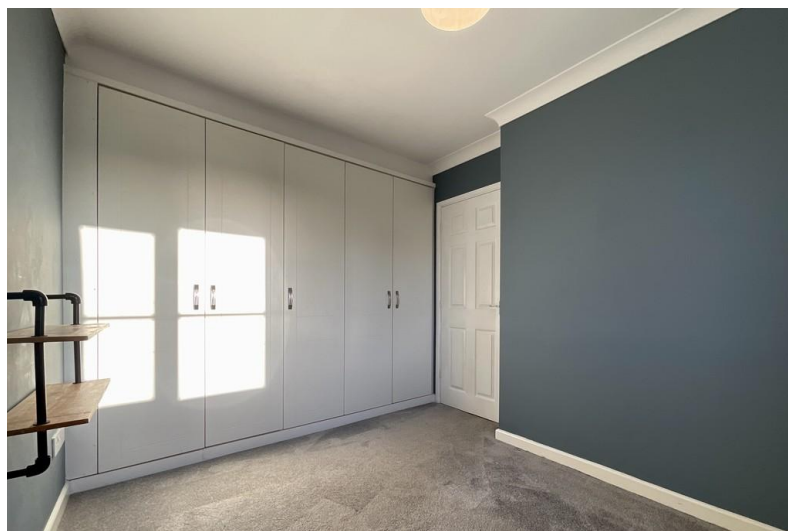
## 32 Jubilee Close

Cherry Willingham, Lincoln, LN3 4LD

**£1,100 pcm**

### **PROPERTY AVAILABLE NOW**

The accommodation briefly comprises of an Entrance Hall with WC leading to the Lounge and spacious Dining Kitchen. To the First Floor there are three Bedrooms and a Family Bathroom with bath and shower overhead. Outside, the property benefits from a Driveway, Single Garage and Gardens to both the Front and Rear.



### LOCATION

Jubilee Close is set within the well-served village of Cherry Willingham, a short drive east of Lincoln and well connected via Fiskerton Road and Croft Lane into the city. The village offers a good range of day-to-day amenities including a Co-op supermarket, local shops, cafés and takeaways. Cherry Willingham also benefits from two well-regarded schools - Cherry Willingham Primary Academy and Priory Pembroke Academy - plus convenient bus links into Lincoln. Pleasant green spaces, including the village playing fields and access toward the Sustrans cycle route, further contribute to its appeal for those seeking a community setting close to the city.

### ACCOMMODATION

This well-presented three Bedroom Home is available for immediate viewing, with internal accommodation comprising of an Entrance Hall with downstairs WC leading to the Lounge and a spacious Dining Kitchen, which includes a fridge, freezer and dishwasher and patio doors opening to the rear garden. Upstairs, accessed from the First Floor Landing, are two double Bedrooms both featuring built-in storage and a further generous single Bedroom. The Family Bathroom is fitted with a bath and a overhead shower.

### OUTSIDE

Endosed rear garden with a patio area, and a further garden to the front. A Single Garage and Driveway are located to the side of the property.

### RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00

### TENANCY TERM

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

### 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.

### THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Spacious Dining Kitchen
- Bathroom with Bath and Shower Overhead
- Downstairs WC
- Single Garage and Driveway
- Garden to the front and rear
- Storage to Two Bedrooms
- Property Available Now
- EPC Energy Rating - C
- Council Tax Band - B (West Lindsay District Council)

