



## 29 Fiskerton Road

Cherry Willingham, Lincoln, LN3 4AP

**£995 pcm**

**NEWLY DECORATED** – The accommodation briefly comprises of an Entrance Hall leading to Bedroom one, Bedroom two, a Bathroom with bath and shower and a spacious Lounge with additional storage. Outside, the property benefits from Gardens to the front and rear, along with a Driveway and Single Garage to the side.



### LOCATION

Fiskerton Road is situated in the heart of Cherry Willingham, a well-serviced and popular village to the east of Lincoln. The village offers a good range of day-to-day amenities including a Co-ops 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

Having been newly decorated throughout, this Detached Bungalow is available now. The internal accommodation comprises of an Entrance Hall providing access to all rooms, including a spacious Lounge with dual-aspect windows, a Kitchen Diner with pantry, Bedroom one, Bedroom two and a Family Bathroom with a bath and a separate shower cubicle. Further additional storage can also be found off the hallway.

### OUTSIDE

Landscaped gardens to the front and rear with outside storage and a patio area to the rear. To the side of the property there is a large driveway providing access to the single garage.

### RENT AND DEPOSIT

The asking Rent for the property is £995.00 per calendar month and the Tenancy Deposit is £1,145.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00.

### 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>

- Large Driveway & Single Garage
- Two Double Bedrooms
- Bathroom with Bath and Shower
- Lounge with Dual Aspect Windows
- Gardens to the Front & Rear
- Popular Village Location
- Property Available Now
- Newly Decorated Throughout
- EPC Energy Rating - D
- Council Tax Band - C (West Lindsey District Council)



**Museum Court  
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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.