



## 4 Butters Corner

Metheringham, Lincoln, LN4 3GE

**£850 pcm**

### **ALLOCATED PARKING TO THE REAR**

The property briefly comprises of an Entrance Hall leading to a Downstairs WC, a modern Dining Kitchen and a Lounge with French doors opening onto the rear garden. Upstairs, the First Floor Landing provides access to Bedroom one, Bedroom two and a Family Bathroom with a separate shower cubicle. There is an enclosed rear garden and allocated parking to the rear.



### LOCATION

Butters Corner is situated in the heart of Metherringham, a well-served village located between Lincoln and Sleaford. The village offers a strong range of day-to-day amenities including a Co-op food store, cafés, takeaways, a doctors' surgery, pharmacy, primary school, and regular bus and train links providing direct routes into Lincoln. Metherringham also benefits from local pubs, open green spaces and convenient access to the surrounding countryside, making it a practical and well-connected place to live.

### ACCOMMODATION

Available immediately with an early viewing highly recommended, the internal accommodation of this End Terraced Home briefly comprises of an Entrance Hall, Downstairs WC, modern fitted Dining Kitchen and a Lounge with French doors opening onto the rear garden. To the First Floor are Bedroom one, Bedroom two and a Family Bathroom with a separate shower cubicle.

### OUTSIDE

The property benefits from a block-paved frontage with a bin store area, an enclosed rear garden and an allocated parking space to the rear.

### RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

### 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>

- Two Bedroom End Townhouse
- Popular Village Location
- Two Double Bedrooms
- Modern Kitchen Diner
- Downstairs WC
- Enclosed Rear Garden
- Allocated Parking to the Rear
- EPC Rating - D
- Council Tax Band - A (North Kesteven District Council)

