



2A High Street
Nettleham, Lincoln, LN2 2PG

£795 pcm

DESIRABLE VILLAGE LOCATION!

This First Floor Apartment offers internal accommodation briefly comprising of an Open Plan Living Area with fitted Kitchen, Double Bedroom and Bathroom. On-street parking is available in the area.



LOCATION

High Street is centrally located within the popular village of Nettleham, offering a range of local amenities including shops, public houses, cafés and a Co-operative supermarket. The village also benefits from schooling and regular bus services into Lincoln. Lincoln City Centre is easily accessible, providing a wider range of shops, leisure facilities and transport links, making Nettleham a sought-after village location.

ACCOMMODATION

This well presented First Floor Apartment benefits from internal accommodation comprising of an Entrance Hall with stairs rising to the First Floor, leading to an Open Plan Living/Dining Room with fitted Kitchen, Inner Hallway, Double Bedroom and Bathroom. The property further benefits from electric heating and UPVC double glazing. An internal viewing is recommended to appreciate the standard of accommodation on offer.

OUTSIDE

There is no outside space with this property. On-street parking is available within the local area.

RENT AND DEPOSIT

The asking Rent for the property is £795.00 per calendar month and the Tenancy Deposit is £915.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

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/>

VIEIWNG

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>

- Desirable Village Location
- 1st Floor Apartment
- Excellent Condition
- One Double Bedroom
- Open Plan Living Area
- On Street Parking
- Modern Bathroom
- EPC Energy Rating - E
- Council Tax Band - A (West Lindsay District Council)



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.