



6 Talbot Close

Navenby, Lincoln, LN5 0DX

£695 pcm

SOUGHT AFTER LOCATION!

This Bungalow briefly comprises of a Kitchen, Lounge, Bedroom with built-in Storage and a Carpeted Loft Access, Shower Room and a Utility Room / Storage Room. Gardens to the Front and Rear with Private Parking.



LOCATION

The property is situated within the established residential village of Navenby, located approximately 9 miles south of the Cathedral City of Lincoln. Navenby provides a range of local amenities including: shops, restaurants, pubs and leisure facilities. A full range of services and facilities are available in Lincoln City centre or Sleaford town centre.

ACCOMMODATION

This well presented one bedroom bungalow has internal accommodation comprising of; Kitchen, Lounge, Double Bedroom, Shower Room & Storage / Utility Room leading out to the rear garden. Please note the "Log Burner" in the lounge is ornamental and is electric.

OUTSIDE

Gardens to the Front & Rear, Patio area to the Rear. Private Parking to the Rear.

RENT AND DEPOSIT

The asking Rent for the property is £695 per calendar month and the Tenancy Deposit is £800 (equal to 5 weeks' rent).

Holding Deposit - £160.00

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/>

TENANCY TERM

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

VIEWINGS

By prior appointment through Mundys.

- **1 Bedroom**
- **Good Size Kitchen**
- **Shower Room**
- **Conservatory**
- **Private Rear Garden**
- **Off Road Parking**
- **Popular Village Location**
- **Electric Heating**
- **Council Tax Band - A (North Kesteven District Council)**
- **EPC Energy Rating - E**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.