



62 High Street

Nettleham, Lincoln, LN2 2PL

£995 pcm

PRIVATE ALLOCATED PARKING

Internally, the property comprises of an open plan Living Accommodation and Dining Area with a useful storage cupboard, leading through to the Kitchen and separate Utility Room. Upstairs, there are two Bedrooms and a Family Bathroom with a bath and shower over the bath.



LOCATION

High Street sits at the centre of the highly regarded village of Nettleham, which offers a strong range of local amenities including a Co-op, butchers, bakery, pharmacy, public houses, cafés and a primary school. The village also benefits from well-used village facilities, regular bus services and pleasant walking routes nearby. Lincoln city centre is approximately three miles away and easily accessible via the A46, providing convenient access to the Cathedral Quarter, city centre shopping, leisure facilities and Lincoln railway station.

ACCOMMODATION

This well presented Cottage is situated in the heart of the village and offers accommodation comprising of an Open Plan Living and Dining Area leading to the Kitchen and a separate Utility Room. To the first floor, both Bedrooms are double in size and are accessed off a small Landing, along with the Family Bathroom which benefits from a bath and overhead shower.

OUTSIDE

To the rear of the property there is a courtyard area along with a private allocated parking space.

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 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 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/>

VIEWING

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 Cottage
- High Specification Interior
- Open Plan Living Accommodation
- Contemporary Bathroom
- Outside Courtyard
- Allocated Parking
- Separate Utility Room
- EPC Energy Rating - C
- Council Tax Band - A (West Lindsey District Council)
- Gas Central Heating



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.