



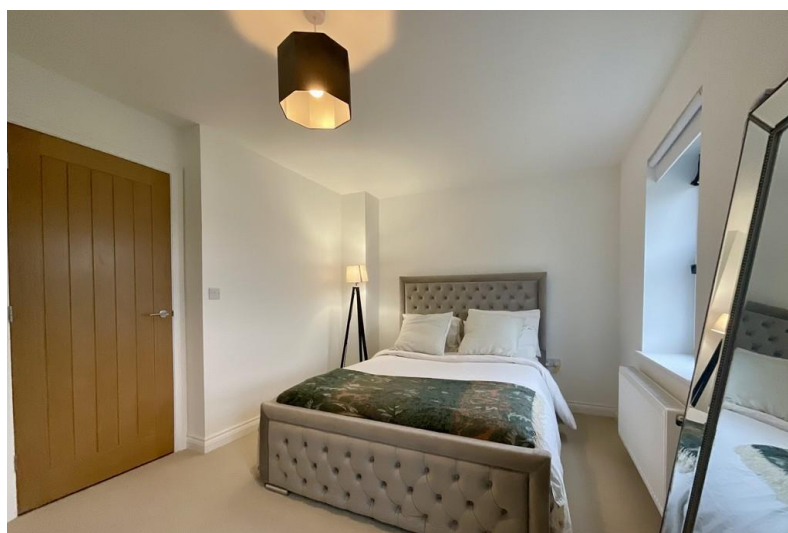
**39 Simmonds Way**

Metheringham, Lincoln, LN4 3FJ

**£1,000 pcm**

**IMMACULATELY PRESENTED**

The property briefly comprises of an Entrance Hall leading to a downstairs WC and a spacious Kitchen Diner with appliances, which in turn leads to the Lounge with access to the rear garden. Upstairs, off the First Floor Landing, are Two Double Bedrooms and a Family Bathroom with a shower over the bath. Outside, there is an enclosed garden with patio area to the rear, along with a garden and driveway to the front.



#### LOCATION

Simmonds Way is situated within the well-served village of Metherringham, which offers a range of local amenities including shops, public houses, a primary school, medical facilities and regular bus services. The village also benefits from a railway station providing direct connections to Lincoln and beyond. Lincoln city centre is approximately nine miles away and is easily accessible via the A15, making this location suitable for commuters while retaining a village setting.

#### ACCOMMODATION

This extremely well-presented modern home must be viewed to appreciate both the size and specification of the finish. The internal accommodation comprises of an Entrance Hall with access to a downstairs WC and a contemporary Kitchen fitted with freestanding appliances including a fridge freezer, washing machine and dishwasher, in addition to a built-in oven and microwave and further storage. The Kitchen leads through to the spacious Lounge, which provides access to the stairs and patio doors opening onto the rear garden. To the First Floor, off the Landing, are two generously sized Double Bedrooms, with Bedroom One benefiting from built-in storage, and a Family Bathroom fitted with a bath and overhead shower.

#### OUTSIDE

To the front of the property there is a garden with a driveway to the side providing off-road parking and access to an EV charging point. To the rear there is an enclosed garden with a patio area directly adjoining the property.

#### RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.00.

#### 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>

- Driveway & EV Charging Point
- Endosed Garden & Patio
- Contemporary Kitchen with Appliances
- Two Double Bedrooms
- Bathroom with Overhead Shower
- Quiet Residential Location
- Immaculately Presented Throughout
- Downstairs Underfloor Heating
- EPC Energy Rating - A
- Council Tax Band - B (North Kesteven 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 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.