



3a Lincoln Road

Saxilby, LN1 2NF

£1,100 pcm

DRIVEWAY FOR TWO CARS!

An excellent Semi Detached House situated within this exclusive small development on the outskirts of Saxilby. The accommodation briefly comprises of Main Entrance Hall, Cloakroom, Lounge, fitted Kitchen Dining Area and Garden Room. Stairs rise to the First Floor Landing providing access to Bedroom One with En Suite Shower Room, Bedroom Two, Bedroom Three and the Family Bathroom. The property further benefits from gardens and a driveway to the rear providing off street parking.



LOCATION

Lincoln Road is situated on the edge of the popular village of Saxilby, located to the west of Lincoln. The village offers a wide range of amenities including supermarkets, independent shops, cafes, public houses, takeaway outlets, schooling and healthcare facilities. Saxilby also benefits from its own railway station providing direct links to Lincoln, Gainsborough and beyond. The property is conveniently positioned for access to Lincoln City Centre, the A57 and A46 road networks, whilst also being close to surrounding countryside and waterside walks along the Fossdyke Canal.

ACCOMMODATION

Internally, the property comprises of a welcoming Main Entrance Hall, Cloakroom, comfortable Lounge and a fitted Kitchen Dining Area which opens into the Garden Room, creating a versatile living and entertaining space. To the First Floor, the Landing provides access to Bedroom One with En-suite Shower Room, Two further Bedrooms and a Family Bathroom. An early viewing is highly recommended to appreciate both the position and accommodation on offer.

OUTSIDE

The property benefits from gardens to both the front and rear. To the rear there is a driveway providing off street parking for two vehicles.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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 was implemented in May 2026 and affects 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>

- Three Bedroom Semi Detached House
- High Spec Interior
- Exclusive Development
- Lounge & Cloakroom
- Fitted Dining Kitchen & Garden Room
- Popular Village Location
- 3 Bedrooms, En-Suite & Family Bathroom
- Council Tax Band B (West Lindsey District Council)
- EPC Energy Rating - B

