



4 Willow Court, Cemetary Road

Wragby, LN8 5PA

£820 pcm

DRIVEWAY TO THE FRONT

The accommodation briefly comprises of a modern fitted Kitchen, an Open Plan Living and Dining Area with French doors opening onto the rear Garden and a downstairs WC. To the First Floor, there are Two Double Bedrooms and a Family Bathroom. The property also benefits from an enclosed Rear Garden with a patio area.



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LOCATION

Willow Court is situated just off Cemetery Road, in the well-served village of Wragby, approximately 13 miles east of Lincoln. The property is within easy reach of a range of local amenities including a Co-op supermarket, post office, doctors' surgery, primary school, cafes, and traditional pubs. Wragby also benefits from regular bus links to Lincoln, Horncastle, and the surrounding villages, as well as nearby access to the A158 for routes toward the Lincolnshire coast.

ACCOMMODATION

This well presented Two Bedroom Home is available for immediate viewing, with accommodation comprising of an Open Plan Lounge and Kitchen, along with a downstairs WC. Stairs rise to the First Floor Landing leading to Two Bedrooms, with Bedroom One featuring a built-in storage and a Family Bathroom.

OUTSIDE

The property has a driveway to the front and an enclosed rear garden which includes a shed providing useful storage.

RENT & DEPOSIT

The asking Rent for the property is £820.00 per calendar month and the Tenancy Deposit is £945.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £185.00.

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/>

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>

- Two Bedroom Townhouse
- Popular Village of Wragby
- Two Double Bedrooms
- Open Plan Living and Kitchen
- Early Viewing Recommended
- Driveway to the Front
- Enclosed Garden with Shed
- EPC Energy Rating - D
- Council Tax Band - B (East Lindsey 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.

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