



4 Chadwick Road
Dunholme, LN2 3RW

£1,700 pcm

POPULAR VILLAGE LOCATION

Briefly comprises an Entrance Hall, Lounge, Downstairs Shower Room, Built-in Storage and spacious Dining Kitchen with separate Dining Room. Stairs rise to the First Floor Landing providing access to Bedroom One with En Suite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four and the Family Bathroom with bath and shower over. The property also benefits from an enclosed rear garden with patio and decked areas, together with a single garage and driveway providing off-street parking.



LOCATION

Chadwick Road is situated within the popular village of Dunholme, approximately five miles north of Lincoln. The village offers a good range of local amenities including a Co-op Food, convenience stores, public houses, cafés, pharmacy, doctors' surgery and local schooling. Regular bus services provide convenient access to Lincoln City Centre and surrounding villages, while the A15 is easily accessible for road links towards Lincoln, Market Rasen and the wider area. The surrounding countryside and Lincolnshire Wolds are also within easy reach.

ACCOMMODATION

This well presented Four Bedroom Detached Home is available now and offers spacious accommodation throughout. The internal accommodation comprises; Entrance Hall with built-in storage, Downstairs Shower Room, Lounge and spacious Dining Kitchen with a separate Dining Room leading to the rear garden. The Kitchen benefits from integrated appliances including a Fridge Freezer and Dishwasher. Stairs rise to the First Floor Landing providing access to Bedroom One with built-in wardrobes and En-suite Shower Room, Bedroom Two with built-in wardrobes, Bedroom Three and Bedroom Four. The Family Bathroom is fitted with a bath and shower over.

OUTSIDE

To the front of the property there is a driveway providing off-street parking together with a single garage. The enclosed rear garden is laid mainly to lawn and benefits from a patio area and separate covered decked area. Access to the garage is available from both the front and a side door.

RENT AND DEPOSIT

The asking Rent for the property is £1,700.00 per calendar month and the Tenancy Deposit is £1,960.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £390.00.

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/>

VIEWINGS

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>

- Single Garage & Driveway
- En-suite to Bedroom One
- Built in Wardrobes to Bedroom One
- Built-in wardrobes to Bedrooms Two
- Spacious Dining Kitchen
- Downstairs Shower Room
- Family Bathroom with Overhead Shower
- Endosed Garden and Decked Area
- EPC Energy Rating - B
- Council Tax Band - E (West 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.