



28 The Fields

Washingborough, Lincoln, LN4 1FY

£950 pcm

DRIVEWAY TO THE SIDE OF THE PROPERTY.

The property provides spacious accommodation finished to a high specification. The internal accommodation briefly comprises of a Kitchen, WC, Open Plan Living Room and Stairs leading to the First Floor Landing leading to Two Bedrooms and a Family Bathroom. Outside there is a garden to the front with an enclosed rear garden and patio area, along with a driveway to the side of the property.



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LOCATION

The Fields is situated within the popular village of Washingborough, positioned just to the East of the Cathedral City of Lincoln. The village offers a good range of local amenities including shops, public houses, a primary school and everyday services, all within easy reach. There is convenient access to Lincoln City Centre via regular bus routes, while the nearby A15 and A46 provide straightforward links to surrounding villages and further afield. Washingborough is also well placed for access to riverside walks and open countryside, making it a well-connected yet established village setting.

ACCOMMODATION

An early viewing is recommended to fully appreciate this home which briefly comprises of a Kitchen, WC and Open Plan Living Room with patio door access to the rear garden. Stairs and landing lead to Bedroom One, Bedroom Two with a storage cupboard and the Family Bathroom. Please note the photographs were taken at the time of construction (March 2024) and while the property remains well presented, an in-person viewing is recommended.

OUTSIDE

A driveway is located to the side of the property providing off street parking. There are well-presented gardens to both the front and rear.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00

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/>

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixd term.

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>

- Well Presented Throughout
- Desirable Village Location
- Two Double Bedrooms
- Driveway & Gardens
- Open Plan Living Room
- Bathroom & Downstairs WC
- In Person Viewing Essential
- EPC Energy Rating - B
- Council Tax Band - B (North Kesteven District Council)



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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.

