



3 The Row

Bloxholm, Lincoln, LN4 3QG

£795 pcm

CHARACTER COTTAGE!

The property benefits from internal accommodation briefly comprising of an Entrance Hall, Lounge with feature fireplace, Kitchen with Pantry, Stairs and Landing, Bedroom One with built-in wardrobes and storage cupboard, Bedroom Two and Family Bathroom/WC. The property also benefits from front and rear gardens with on street parking.



LOCATION

The Row is situated within the rural village of Bloxholm, approximately eight miles to the south of Lincoln. The village enjoys a peaceful countryside setting whilst remaining conveniently positioned for access to Lincoln, Sleaford and the A15. Nearby villages including Wellingore and Navenby provide a range of everyday amenities including convenience stores, public houses, cafés, schooling and healthcare facilities. The surrounding area offers numerous countryside walks and open green spaces, making Bloxholm an attractive location for those seeking village living with convenient access to larger centres.

ACCOMMODATION

This charming cottage offers characterful accommodation throughout whilst retaining a number of original features. The internal accommodation briefly comprises of an Entrance Hall, Lounge with feature fireplace and useful under stairs storage cupboard, Kitchen with Pantry, Stairs and Landing, Bedroom One with built-in wardrobes and additional storage cupboard, Bedroom Two and Family Bathroom/WC. The property further benefits from electric storage heating. An early viewing is recommended to appreciate the character and accommodation on offer.

OUTSIDE

The property benefits from gardens to both the front and rear. Parking is available on street within the village.

RENT AND DEPOSIT

The asking Rent for the property is £795.00 per calendar month and the Tenancy Deposit is £915.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00

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/help/lettings-fees-information-for-tenants/>

VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenants. 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>

- Built-in Wardrobes
- Viewing Required
- Upstairs Bathroom
- Private Rear Garden
- Character Cottage
- Kitchen with Pantry
- Lounge with Feature Fireplace
- Council Tax Band - A (North Kesteven District Council)
- EPC Energy Rating - D
- Electric Heating



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.