



59 Fen Road

Heighington, LN4 1JL

£850 pcm

AVAILABLE NOW! EARLY VIEWING RECOMMENDED!

This desirable property is situated in a popular village location and benefits from countryside views. The property provides accommodation including a WC, Kitchen, Lounge, Two Bedrooms and a modern Bathroom. Outside there is a rear garden and driveway for two cars.



LOCATION

Located in the centre of the popular village of Heighington. Heighington is situated to the South of Lincoln City. Heighington features many properties of character in the attractive village centre and has a range of local amenities to include shops, schooling, public houses and medical facilities.

ACCOMMODATION

A Two Bedroom Semi Detached home with internal accommodation comprising of an Entrance Hall, Downstairs WC, Kitchen, Lounge with patio doors to the rear garden and storage cupboard. Stairs and Landing leading to Bedroom One with built-in wardrobes, Bedroom Two and a Family Bathroom with shower over the bath. The property benefits from gas central heating and double glazing. Viewing is recommended.

OUTSIDE

A long driveway providing parking for two cars with additional on street parking available. The property also benefits from a small front forecourt and a rear garden with a patio area.

RENT & DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

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

Viewings are strictly by prior appointment via 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>

- Two Bedroom Semi Detached House
- Popular Village location
- Modern Kitchen
- Two Double Bedrooms
- Bathroom with Shower
- Large Lounge with Patio Doors
- Garden with Open Views
- Long Driveway
- EPC Energy Rating - C
- Council Tax Band - A (North Kesteven District Council)

