



105 Harvey Park

Welton, Lincoln, LN2 3DZ

£1,100 pcm

GENEROUS CORNER PLOT

Property briefly comprises of an Entrance Hall, Two Storage Cupboards, Lounge, Kitchen Dining Room, Bedroom One, Bedroom Two and Family Bathroom with Shower Overhead. Driveway with parking available for two cars.



LOCATION

Situated on the "Bishop Green" Beal Homes development, Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.

ACCOMMODATION

This property briefly comprises of a spacious Lounge with bi-fold doors, a modern Kitchen Dining Room completed to the highest specification, Family Bathroom with Shower overhead. Both Bedrooms are double in size and the Entrance Hall has two storage cupboards.

OUTSIDE

To the front there is a driveway for two cars and a lawn area. The rear is mainly laid to lawn with a patio area outside the bi-fold doors in the lounge.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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>

- Driveway for Two Cars
- Generous Corner Plot Garden
- High Specification Finish
- Bathroom with Shower Overhead
- Popular Village Location
- Two Double Bedrooms
- Bi-fold Doors to Lounge
- Modern Kitchen Diner
- EPC Energy Rating - B
- Council Tax Band - B (West Lindsey District Council)

