



59 Cherry Paddocks

Cherry Willingham, LN3 4GW

£950 pcm

OFF STREET PARKING!

This property offers accommodation briefly comprising of an Open Plan Kitchen Diner, Downstairs WC and spacious Lounge with French doors leading to the rear Garden. Stairs leading to the First Floor Landing which provides access to Two Double Bedrooms and a Family Bathroom with shower overhead.



LOCATION

Well located in the pleasant village of Cherry Willingham. The property is within close proximity to local shops and amenities. Lincoln City Centre and the Carlton Shopping Centre are also easily accessible via road or the regular bus services.

ACCOMMODATION

This is a stunning Two Bedroom brand new home in Cherry Willingham, briefly comprising of a brand new Kitchen Diner, downstairs WC & Lounge with French doors to the Garden. To the First Floor are Two Double Bedrooms and Bathroom with shower.

OUTSIDE

The property also benefits allocated parking and an enclosed rear Garden.

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.

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 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>

- Modern Two Bedroom Property
- Popular Eastern Village
- Good Access Routes to Lincoln City
- Two Double Bedrooms
- Modern Interior
- Off Street Parking
- Enclosed Rear Garden
- EPC Energy Rating - B
- Council Tax Band - A (West Lindsay District Council)
- Viewing Recommended



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.