



48 Cow Pasture Way

Welton, LN2 3BZ

£1,200 pcm

SOUGHT AFTER VILLAGE LOCATION AND CONVERTED GARAGE

This well presented property boasts accommodation briefly comprises of an Entrance Hall, Lounge, Dining Kitchen, WC, Three Bedrooms, an En-suite Shower Room and a Family Bathroom. The property also benefits from converted garage to provide additional Bedroom/ Home Office with a Wet Room. Viewing is recommended.



LOCATION

The property is located in the desirable village of Welton, situated approximately 6 miles north of Lincoln City Centre. Welton benefits from a good range of local amenities including; Schools, Shops, Pubs and Leisure Facilities.

ACCOMMODATION

The property boasts well presented Internal Accommodation including an Entrance Hall, Dining Kitchen with integral fridge freezer, dishwasher and patio door leading to the rear garden, Lounge and WC. Stairs rise to the Master Bedroom, En-suite Shower Room, Bedroom Two, Bedroom Three and Family Bathroom. Built-in wardrobes are present to Bedrooms One and Two. The property also benefits from Gas Central Heating and UPVC Double Glazing.

OUTSIDE

The original garage has been converted to provide additional accommodation. It is currently used as a Bedroom with a wet room off, the space could be used as an office or hobby room. There are front and rear gardens at the property. The rear garden is principally laid to lawn with a covered paved seating area. A driveway provides off street parking with a fitted electric car charger.

RENT AND DEPOSIT

The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

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/>

VIEWING

By prior appointment through Mundys.

RENTERS RIGHTS ACT

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>

- Excellent Condition
- Desirable Village Location
- Electric Car Charging
- En-suite Shower Room
- Family Bathroom and Ground Floor WC
- Fitted Kitchen with Integral Dishwasher and Fridge Freezer
- Converted Garage to Provide Bedroom 4 / Office
- Front and Rear Gardens
- Council Tax Band - C (West Lindsey District Council)
- EPC Energy Rating - B



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.