



6 Drury Street

Metheringham, LN4 3EZ

£1,200 pcm

DESIRABLE VILLAGE LOCATION AND AVAILABLE NOW!

This well presented Semi Detached Home provides spacious accommodation including Four Bedrooms, a Lounge/Diner, Kitchen and Utility Room with WC, washing machine and tumble dryer, together with an enclosed garden, off-street parking and character features. Viewing is highly recommended.



LOCATION

Metherringham is a very friendly medium-size village with excellent facilities and community feeling. The local train station is a ten minutes' walk for trains to Lincoln, Sleaford, and London via Peterborough (Kings Cross 2 hours). Bus services to Lincoln, Sleaford, Woodhall Spa, Horncastle and Boston. By car, Lincoln and Sleaford are both approximately 20 minutes a way. Near successful primary school and nurseries, in catchment area with free transport to grammar schools and also excellent comprehensive schools. Within a few minutes' walk to a large Co-op supermarket, post office, butcher, pharmacy, general stores, hairdressers, pubs and restaurants, take-aways, doctor's surgery, vet, library, playground, open air swimming pool, village hall and church. There are also many clubs for children and adults including Scouts, Guides and WI.

ACCOMMODATION

This well presented Semi Detached Home comprises an Entrance Hall, Lounge/Diner, Kitchen with double oven, fridge freezer and space for a built-in dishwasher, Utility Room with WC, washing machine and tumble dryer, four double Bedrooms and Family Bathroom with shower over the bath. The property also benefits from gas central heating. Viewing is recommended.

OUTSIDE

Also benefitting from secure off-street parking, front and rear Gardens with a brick workshop/store with water supply and an open-fronted outbuilding. (Please note that the detached outbuilding to the head of the plot is not included within the tenancy).

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/>

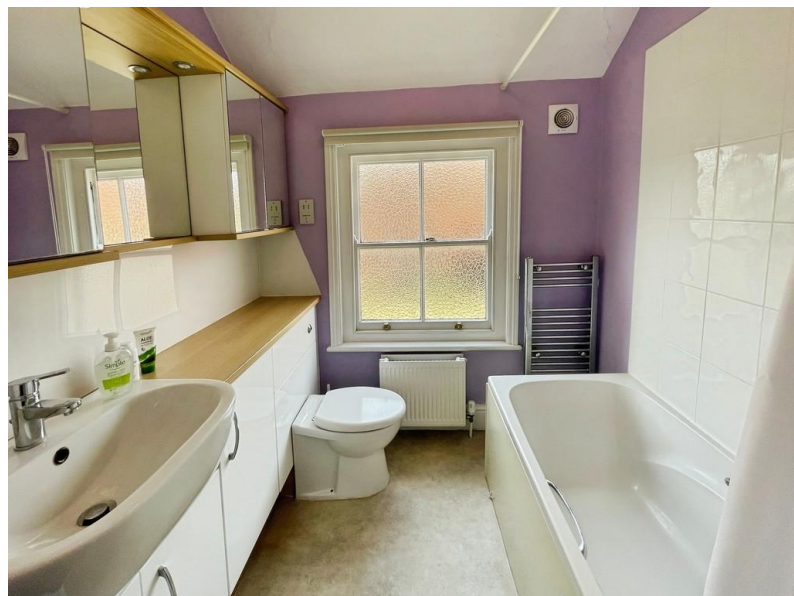
VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2025 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>

- Semi-Detached Home in Heart of Village
- Four Double Bedrooms
- Utility Room with WC, Washing Machine & Tumble Dryer
- Private Endosed Rear Garden
- Fitted Bathroom with Shower over Bath
- Brick Workshop/Store
- Off Road Parking
- Viewing Highly Recommended
- Council Tax Band - C (North Kesteven District Council)
- EPC Energy Rating - D



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.