



10a Sykes Lane

Saxilby, Lincoln, LN1 2NS

£875 pcm

FULLY FURNISHED!

The property briefly comprises of an Entrance Hall, Lounge and Dining Kitchen with access to the rear garden. To the First Floor there is a Family Bathroom, Bedroom One and Bedroom Two, all accessed off the landing. There is a driveway to the side, an enclosed garden and a single garage. Please note, the landlord intends to retain half of the garage, which can be discussed at viewing.



LOCATION

Sykes Lane is situated within the village of Saxilby, located to the west of Lincoln. The property is within walking distance of local amenities including a Co-op Food store, independent shops, public houses, takeaways and Saxilby Train Station, which offers direct services to Lincoln and Sheffield. The A57 provides road links towards Lincoln city centre, approximately 6 miles away, as well as Gainsborough and the A1. Saxilby also benefits from schooling and riverside walks along the Fossdyke Canal.

ACCOMMODATION

This fully furnished home offers accommodation briefly comprising of an Entrance Porch, Lounge with electric fire and a Kitchen Diner with access to the rear garden. To the First Floor, Bedroom One, Bedroom Two and the Family Bathroom with shower over the bath are all accessed off the landing.

OUTSIDE

The property benefits from a driveway providing parking for two vehicles and an enclosed rear garden. Please note, the landlord will retain half of the single garage and therefore it should be considered for limited storage use only. Further clarification can be provided at viewing.

RENT AND DEPOSIT

The asking Rent for the property is £875.00 per calendar month and the Tenancy Deposit is £1,005.00 (equal to 5 weeks' rent).

The Holding Deposit for the Property is £200.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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 is to be implemented in May 2026 and will affect 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
- Two Double Bedrooms
- Driveway for Two Cars
- Viewing Highly Recommended
- Gated Rear Garden
- Kitchen Dining Room
- Single Garage - Storage Only
- EPC Energy Rating - C

