



10 The Gleanings

Navenby, Lincoln, LN5 0TJ

£1,000 pcm

AVAILABLE NOW - SINGLE GARAGE AND DRIVEWAY.

This Semi Detached home briefly comprises of an Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Stairs and Landing, Bedroom One, Bedroom Two, Bedroom Three and a Family Bathroom. Externally there is a front garden, driveway providing off-road parking, a single garage and an enclosed rear garden with patio area.



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LOCATION

The Gleanings is situated within the sought-after village of Navenby, positioned on the Lincoln Cliff and offering a wide range of local amenities including independent shops, cafés, public houses, a Co-op Food store, doctors' surgery and schooling. The village provides excellent road access via the A607, allowing easy commuting into Lincoln city centre and onwards to Grantham, where mainline rail services to London are available. Navenby is also well regarded for its village community, countryside walks and surrounding rural views.

ACCOMMODATION

Available now, this well-presented semi-detached home offers internal accommodation comprising of an Entrance Hall, Lounge with feature fireplace and archway leading to the Dining Area with under-stairs storage cupboard and patio doors opening onto the rear garden. The ground floor also benefits from a fitted Kitchen. To the First Floor there is a Landing providing access to Bedroom One with built-in wardrobes, Bedroom Two with built-in storage cupboard, Bedroom Three and the Family Bathroom with bath and overhead shower. Early viewing is recommended to secure this popular home.

OUTSIDE

The property benefits from gardens to both the front and rear. A driveway is located to the right hand side of the property providing off-street parking and access to the single garage.

RENT AND DEPOSIT

The asking Rent for the property is £1000.00 per calendar month and the Tenancy Deposit is £1150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.00

VIEWINGS

By prior appointment through Mundys.

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/>

TENANCY TERM

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

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>

- Popular Village Location
- Three Bedrooms
- Lounge and Dining Room
- Single Garage and Driveway
- Family Bathroom with Overhead Shower
- Endosed Rear Garden
- Property Available Now
- EPC Rating - C
- Council Tax Band B (North Kesteven District Council)
- Viewing Highly Recommended



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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.

