



**102 Jerusalem Road**

Skellingthorpe, LN6 4RH

**£1,900 pcm**

**SPACIOUS PROPERTY PROVIDING FLEXIBLE ACCOMMODATION IN VILLAGE LOCATION!**

Early viewing is required to appreciate the size and standard of the accommodation on offer. The property boasts Six Bedrooms, Three Bathrooms, Open Plan Dining Room, Kitchen and 6.5 x 8.2 meter Lounge. The property also benefits from Driveway, Double Garage, Gardens and Solar Panels.



# 102 Jerusalem Road, Skellingthorpe, LN6 4RH

## LOCATION

The property is located in the medium sized village of Skellingthorpe which lies approximately 4 miles West of the Historic Cathedral and University City of Lincoln. The village itself offers a wide range of local amenities including shops, public houses and primary schooling. There is good access to Lincoln City Centre via the A46 Bypass.

## ACCOMMODATION

The property provides well presented, spacious accommodation briefly comprising of an Entrance Hall, Open Plan Dining Room and Kitchen with patio doors to the rear garden, Lounge with patio doors to the rear garden, Bedroom One accessed via Dressing Room and with En-suite Shower Room off, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom. Stairs and Landing lead to Bedroom Five, Bedroom Six and Bathroom. The property also benefits from gas central heating, Double Glazing and Solar Panels. Viewing is highly recommended.

## OUTSIDE

The property has front and rear gardens, which are principally laid to lawn. A gravel driveway provides access to the property, the double garage and off-street parking.

## RENT AND DEPOSIT

The asking Rent for the property is £1,900.00 per calendar month and the Tenancy Deposit is £2,190.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £435.00.

## 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 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>

*Certain images in this marketing material may have been virtually staged or digitally enhanced to illustrate how the property could look when furnished. These images are intended for guidance only and may not reflect the property's current condition or contents. All prospective purchasers should satisfy themselves as to the accuracy of the information by inspection or other means.*



- Substantial Six Bedroom Detached Family Home
- Recently refurbished property
- Open Plan Kitchen and Dining Area
- Large Lounge 6.5 x 8.2 meters
- Front and Rear Gardens
- Driveway and Double Garage
- Three Bathrooms
- Viewing Highly Recommended
- EPC Energy Rating - C
- Council Tax Band - C (North Kesteven District Council)

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.

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