



## 46 Kingfisher Close

Cherry Willingham, LN3 4FP

**£1,100 pcm**

### **QUIET CUL-DE-SAC LOCATION!**

The property offers accommodation briefly comprising of an Entrance Hall providing access to a Kitchen Diner and spacious Lounge with patio doors leading to the rear garden. Stairs rise to the First Floor Landing which provides access to Three Bedrooms and a Family Bathroom with shower overhead.





#### LOCATION

Kingfisher Close is situated within the popular village of Cherry Willingham, located to the East of Lincoln. The village offers a range of local amenities including supermarkets, convenience stores, public houses, takeaways, healthcare facilities and well regarded schooling. The property is conveniently positioned for access to Lincoln City Centre, Lincoln County Hospital and the A15 road network, whilst regular bus services provide connections to surrounding villages and the city. Cherry Willingham also benefits from nearby countryside walks and access to the Lincolnshire countryside.

#### ACCOMMODATION

Having been newly decorated throughout, this home is in an immaculate condition and an early viewing is highly recommended. This well presented Three Bedroom Home has internal accommodation briefly comprising of an Entrance Hall leading to a WC, Kitchen Diner and spacious Lounge with patio doors providing access to the rear garden. To the First Floor, the Landing provides access to Bedroom One, Bedroom Two, Bedroom Three and the Family Bathroom fitted with a bath and shower overhead. Additional storage can also be found off the Landing.

#### OUTSIDE

To the front of the property there is a small lawned garden and a generous driveway providing off street parking. To the rear there is an enclosed garden with a patio area, with the remainder laid to lawn.

#### RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

#### 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/help/lettings-fees-information-for-tenants/>

#### VIEWINGS

By prior appointment through Mundys.

#### THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 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>

- Three Bedrooms
- Spacious Living Room
- Well Presented Throughout
- Quiet Cul-de-sac Position
- Generous Driveway to Front
- Bathroom with Shower Overhead
- Newly Decorated Throughout
- Rear Garden with Patio
- EPC Energy Rating - B
- Council Tax Band - B (West Lindsey 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 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.