



## 29 Kingfisher Close

Cherry Willingham, Lincoln, LN3 4FP

**£1,100 pcm**

### **DRIVEWAY TO THE FRONT AND COUNTRYSIDE VIEWS TO THE REAR**

Briefly comprises of an Entrance Hall, WC, Spacious Kitchen and Lounge Diner with Patio Doors leading to the Rear Garden. Stairs rise to Three Bedrooms and Family Bathroom with shower over bath. Spacious Driveway and Front Garden.



### LOCATION

Kingfisher Close is situated within Cherry Willingham, a village to the East of Lincoln. The property is within easy reach of local shops and everyday amenities in the village, with further shopping and facilities available in nearby Lincoln. Regular bus services provide access towards Lincoln City Centre, with the A158 also providing a direct road connection into Lincoln and towards the Lincolnshire Wolds.

### ACCOMMODATION

An early viewing of this well presented home is highly recommended. The internal accommodation comprises of an Entrance Hall with access to the WC and modern Kitchen, with washing machine included. The Lounge Diner is accessed from the Entrance Hall and provides a spacious living area with understairs storage and patio doors leading directly to the rear garden. To the First Floor there are Three Bedrooms, with Bedroom One having a wardrobe in situ, together with the Family Bathroom having a bath with shower over.

### OUTSIDE

The Rear Garden overlooks the Lincolnshire Countryside and has a Shed providing useful storage. To the front, the driveway provides off-street parking alongside a Front Garden.

### 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/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>

- Large Driveway to Front
- Enclosed Rear Garden & Patio
- Early Viewing Recommended
- Spacious Kitchen - with Washer
- Overlooking Countryside
- Wardrobe to Bedroom One
- EPC Energy Rating - B
- Council Tax - 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.