



66 Oakfield Road

Skellingthorpe, LN6 5AA

£1,450 pcm

DESIRABLE VILLAGE LOCATION!

Early viewing of this well presented property is required to appreciate the standard of accommodation on offer.

The property provides internal accommodation including an Entrance Hall, Impressive Open Plan Kitchen, Dining/Family Room, Separate Living Room, Utility Room and Downstairs WC. To the First Floor there are Four Double Bedrooms with an En-suite to the Master and Family Bathroom with shower. The property also benefits a Driveway, Garage and Gardens.



LOCATION

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

ACCOMMODATION

This modern home property provides well presented internal accommodation briefly comprising of an Entrance Hall with Storage Cupboard, Open Plan Kitchen, Dining and Family Room with Bi-fold doors to the rear Garden. Fitted kitchen with integral appliances, Living Room with patio doors to the rear garden, Utility Room and WC. Stairs and Landing with Four Bedrooms, the Master with an En-suite Shower Room and a Family Bathroom/WC combined.

OUTSIDE

The property benefits from a small gravelled front garden, blocked paved driveway providing vehicular hardstanding and access to the Single Garage. The enclosed rear garden is principally laid to lawn with an extensive paved seating area to the rear elevation of the property.

RENT AND DEPOSIT

The asking Rent for the property is £1,450.00 per calendar month and the Tenancy Deposit is £1,670.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £330.00.

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>

- Detached Family Home
- Four Double Bedrooms
- Desirable Village Location
- En-Suite & Family Bathroom
- High Specification Fixtures
- Open Plan Kitchen Diner & Lounge
- Utility Room & Downstairs WC
- Driveway, Garage & Gardens
- EPC Rating - B
- Council Tax Band - D (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.