



3 The Croft

Nettleham, LN2 2NW

£1,900 pcm

FULLY FURNISHED THROUGHOUT. Property briefly comprises of Entrance Porch, leading to an Entrance Hall providing access to all rooms including Living Room, Dining Room, Conservatory, Kitchen, Utility, Bedroom One with Built-in Wardrobes and En-suite Shower Room, Bedroom Two, Bedroom Three and a Family Shower Room. Garage to the side of the property with a driveway providing parking for two cars, front and rear garden with patio area providing seating space to the rear.



ACCOMMODATION

Fully Furnished throughout and immaculately presented, this Three Bedroom Bungalow offers well-proportioned accommodation and should be viewed to appreciate the size and specification throughout. The Entrance Porch leads into an Entrance Hall providing access to the accommodation, including the Living Room, Dining Room and Conservatory. The Kitchen is fitted with a Freestanding Fridge Freezer and Dishwasher and leads through to a Utility Room with Freestanding Washing Machine and Tumble Dryer. Bedroom One benefits from Built-in Wardrobes and an En-suite Shower Room, while Bedrooms Two and Three are both Double Bedrooms. Additional Built-in Storage is also provided from the Hallway.

LOCATION

The Croft is situated within the popular village of Nettleham, approximately four miles north-east of Lincoln. The village provides a range of everyday amenities including local shops, convenience stores, cafés, public houses and other services, with further shopping and leisure facilities available in Lincoln City Centre. Nettleham is well placed for access to Lincoln via the A158, with regular bus services connecting the village to the city. The surrounding area also provides convenient access towards the Lincolnshire Wolds and the wider road network.

OUTSIDE

The property benefits from an enclosed Rear Garden with a Patio Area providing seating space and a Lawned Front Garden. A Driveway provides parking for Two Cars, with a Double Garage situated to the side of the property.

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.

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/>

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.

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>

- EPC Energy Rating - D
- Council Tax Band - E (West Lindsey)



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.