



**1 Chapel Lane**  
Navenby, LN5 0ER

**£1,200 pcm**

**CHARMING COTTAGE WITH ORIGINAL FEATURES**

The property briefly comprises an Entrance Hall leading to a Dining Room, Living Room, and Kitchen, with a separate Utility Room providing access to the rear courtyard. The stairs rise to the first floor landing, giving access to Bedroom One with built-in storage and mirrored wash basins, with a further Bedroom on the third floor. A driveway provides parking behind gates and the enclosed courtyard includes a shed.



## Chapel Lane, Navenby, LN5 0ER

### LOCATION

The property is situated in the sought after village of Navenby, an attractive and thriving community on the Lincoln Cliff with a range of local amenities including supermarkets, a butcher, bakery, chemist, florist, pubs and eateries. Excellent road links from the A607 and close access to the A15 provide easy commuting to Lincoln approximately eight miles north and Sleaford a round nine miles south-east, while bus services connect Navenby with surrounding towns. The area offers a strong sense of community, beautiful countryside walks and easy access to neighbouring villages such as Coleby, Wellingore and Leadenham.

### ACCOMMODATION

This charming Cottage, which has retained many of its original features, has been newly decorated throughout with new flooring fitted. The internal accommodation comprises of an Entrance Hall providing access to the Dining Room, Living Room with log burner, Kitchen with Breakfast Area, and a separate Utility Room leading to the rear courtyard. From the Dining Room, stairs rise to the First Floor Landing, giving access to Bedroom One with built-in wardrobes and wash basin area, Bedroom Two and a Family Bathroom with bath and separate shower. Further stairs rise to the Second Floor, where there is a further Double Bedroom.

### OUTSIDE

Enclosed Rear Courtyard with driveway behind gates and a shed providing storage access.

### RENT AND DEPOSIT

The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

### TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/ fixed term.

### 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 is to be implemented in May 2026 and will affect 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>

- Driveway behind Gates
- Separate Utility Room
- Newly Decorated Throughout
- New Flooring Throughout
- Property Available Now
- Rear Courtyard to Shed
- Bathroom with Bath & Shower
- Original Features Throughout
- EPC Energy Rating - E
- 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 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.

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