



The Pottery, Maltkiln Lane

Waddington, Lincoln, LN5 9RT

£1,100 pcm

SINGLE GARAGE AND PARKING

The internal accommodation briefly comprises of a main Entrance Hall giving access to Three Ground Floor Bedrooms, including Bedroom one with En-suite Bathroom, a separate Family Bathroom, stairs rising to the First Floor Landing leading to an impressive approximately 37ft Open Plan Living, Dining and Kitchen Area with a vaulted ceiling.



LOCATION

The property sits on Maltkiln Lane in the heart of Waddington, a well-served and popular village just south of Lincoln. It is within easy reach of local amenities along Bar Lane and the High Street, including a Co-op, takeaways, cafés and everyday services. The village also offers primary schooling, playing fields, scenic cliff-top walks and regular bus links into Lincoln city centre. Nearby Bracebridge Heath provides further supermarkets and facilities, while the location gives convenient access to both the A15 and A607 for commuting.

ACCOMMODATION

The internal accommodation briefly comprises of a Main Entrance Hall giving access to Three Ground Floor Bedrooms, including Bedroom one with En-suite Bathroom, a separate Family Bathroom, Stairs rising to the First Floor Landing leading to an impressive approximately 37ft Open Plan Living, Dining and Kitchen Area with a vaulted ceiling. The property further benefits from gas central heating. Viewing is highly recommended to appreciate this unique and individual home.

OUTSIDE

There is an attached garage with an up-and-over door and parking available directly to the front of the garage.

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.

- Excellent Character Property
- Three Double Bedrooms
- En-suite To Bedroom One
- Open Plan Living/Dining/Kitchen Area
- Impressive Vaulted Ceiling
- Sought After Village Location
- Single Garage for Parking
- Council Tax Band - C (North Kesteven District Council)
- EPC Energy Rating - D



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.