

Lodge Cottage, Lincoln Road

Branston, Lincoln, LN4 1NS

£825 pcm

EARLY VIEWING RECOMMENDED

The property offers well presented and spacious internal accommodation briefly comprising an Entrance Hall, Lounge, Dining Kitchen, Utility, Bedroom One, Bedroom Two and Family Bathroom. The property benefits from off-street parking and access to outside space.





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LOCATION
Lodge Cottage is set within the grounds of Ashfield Farm on Lincoln Road in Branston, providing a semi-rural yet accessible setting. The property is surrounded by open farmland and countryside, offering a peaceful environment while still being close to local amenities including shops, cafés, and takeaways. It also benefits from excellent road connections via the A46, giving easy access to Lincoln city centre and surrounding areas, with local services such as Branston Community Academy nearby.

ACCOMMODATION
The property provides spacious accommodation briefly comprising an Entrance Hall, Lounge with bay window and feature fireplace, Dining Kitchen, Utility Room, Bedroom One, Bedroom Two and Family Bathroom with a four piece suite. The property also benefits from oil central heating and double glazing. Early viewing is recommended to fully appreciate the size, position and condition of the accommodation on offer.



OUTSIDE
The property benefits from off-street parking and grounds located to the side of the property.



RENT AND DEPOSIT
The asking Rent for the property is £825.00 per calendar month and the Tenancy Deposit is £950.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £190.00

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

- Early Viewing Recommended
- Two Double Bedrooms
- Desirable Village Location
- Bay Fronted Lounge
- Dining Kitchen and Utility
- Off Street Parking
- Four Piece Family Bathroom
- Council Tax Band - B (North Kesteven District Council)
- EPC Energy Rating - E

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman