



48 Brinkhall Way

Welton, LN2 3NS

£950 pcm

NEWLY DECORATED WITH NEW FLOORING!

Property briefly comprises of an Entrance Porch, Lounge, Kitchen, Two Double Bedrooms and a Bathroom with shower over the bath. There is an enclosed courtyard to the rear and courtyard and driveway to the front.



LOCATION

The property is situated within the village of Welton, located approximately 6 miles north of the Cathedral City of Lincoln. Welton is a highly sought after village and benefits from a good range of local amenities including; schools, shops and sports facilities.

ACCOMMODATION

An immaculately presented, Two Double Bedroom Bungalow which has been newly decorated with newly fitted flooring. The internal accommodation comprises of an Entrance Porch, Lounge, Kitchen comprising a cooker with extractor hood over, fridge, freezer, dishwasher and washer/dryer, Two Double Bedrooms and a Bathroom with shower over the bath. Please note that Bedroom Two has patio doors with access to the rear courtyard.

OUTSIDE

There is a single garage and driveway to the front, with a courtyard to both the front and rear.

RENT & DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

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/help/lettings-fees-information-for-tenants/>

VIEWING

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>

- Two Double Bedrooms
- Popular Village Location
- Enclosed Courtyard to the Rear
- Spacious Lounge & Kitchen
- Single Garage & Driveway
- Bathroom with Shower Over Bath
- Viewing Highly Recommended
- EPC Energy Rating - D
- Council Tax Band B - West Lindsey District Council
- Gas Central Heating



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.