



4 Gambles Way

Waddington, Lincoln, LN5 9ZH

£1,300 pcm

TWO ALLOCATED PARKING SPACES!

This property briefly comprises an Entrance Hall, Downstairs WC, Open Plan Kitchen Diner with Integrated Appliances and Lounge with French Doors opening onto the Garden. To the First Floor there are Three Bedrooms, including Bedroom One with En-suite Shower Room, together with a Family Bathroom. The property also benefits from a Garden and Two Allocated Parking Spaces.



LOCATION

Waddington is an established village situated approximately five miles south of Lincoln, offering a range of local amenities and community facilities. The village centre has a selection of independent shops, cafés, takeaways and traditional public houses, alongside a local medical practice, pharmacy and post office. Waddington also has a Village Hall, Community Hub and several playing fields and recreational facilities, providing a range of activities for residents. The village is home to RAF Waddington and benefits from regular bus links into Lincoln, where a wider choice of shopping, dining and leisure facilities can be found. The A607 and A15 provide road links towards Lincoln and the surrounding area.

ACCOMMODATION

The property offers accommodation arranged over two floors, with the Entrance Hall providing access to the Downstairs WC and main living areas. The Open Plan Kitchen Diner is fitted with Integrated Appliances, while the Lounge features French Doors opening directly onto the Rear Garden. Stairs rise to the First Floor Landing, leading to Three Bedrooms and the Family Bathroom, which is fitted with a Bath and Shower Overhead. Bedroom One also benefits from an En-suite Shower Room with a Double Shower.

OUTSIDE

The property benefits from Two Allocated Parking Spaces and an Enclosed Rear Garden, mainly laid to lawn with a small Patio Area.

RENT AND DEPOSIT

The asking Rent for the property is £1,300.00 per calendar month and the Tenancy Deposit is £1,500.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £300.00.

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>

- Three Bedroom Family Home
- Popular Village Location
- En-suite to Bedroom One
- Open Plan Kitchen Diner
- Lounge with French Doors
- Enclosed Garden & Patio
- Two Allocated Parking Spaces
- EPC Energy Rating - B
- Council Tax Band - C (North Kesteven District Council)



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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 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.