



69 Fen Road

Heighington, Lincoln, LN4 1JL

£1,200 pcm

PROPERTY AVAILABLE NOW

The internal accommodation comprises of Entrance Hall leading to a spacious Lounge, Dining Kitchen and downstairs WC. Stairs rising to the First Floor Landing provides access to Bedroom One with En-suite Shower Room, Bedroom Two and Bedroom Three which share a Jack and Jill style Bathroom. All Bedrooms benefit from built-in wardrobes.



LOCATION

Fen Road is situated within the village of Heighington, to the south east of Lincoln. The property is within close proximity to local amenities including a village shop, public houses and schooling. Further facilities are available within Lincoln City Centre, including supermarkets, retail outlets, leisure amenities and Lincoln Central railway station, providing transport links to surrounding areas.

ACCOMMODATION

The internal accommodation briefly comprises of Entrance Hall, Lounge, Dining Kitchen with integral fridge freezer and downstairs WC. Stairs and landing provide access to Bedroom One with built-in storage and En-suite Shower Room, Bedroom Two with built-in storage cupboard, and Bedroom Three with built-in storage cupboard and access to a Jack & Jill En Suite Bathroom. The property is available now and an early viewing is highly recommended to appreciate the size and finish of the available property.

OUTSIDE

Enclosed rear garden with patio area, backing onto open countryside. To the front there is a driveway and single garage, with further on street parking available.

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 property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

CHARGES TO TENANTS

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>

- Property Available Now
- Popular Village Location
- Jack and Jill Bathroom to Bedroom 2/3
- Driveway and Single Garage
- En Suite Shower Room to Bedroom 1
- Spacious Dining Kitchen
- Countryside Views
- Built in Wardrobes to Bedrooms
- EPC Energy Rating - To Follow
- Council Tax Band - C (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 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.