



22 Poppyfield Close
Skellingthorpe, Lincoln, LN6 5AD

£895 pcm

DESIRABLE VILLAGE LOCATION & AVAILABLE NOW!

Early viewing is recommended to appreciate this well presented Two Bedroom Home. The property boasts internal accommodation including a Kitchen, Lounge, WC, Two Bedrooms and Shower Room. The property also benefits from off street parking and a rear garden.



LOCATION

The property is situated within the established village of Skellingthorpe, approximately 5 miles west of Lincoln City Centre. The property benefits from easy access to the A46 and a range of local amenities including shops, schools and leisure facilities.

ACCOMMODATION

The property provides well presented internal accommodation briefly comprising of a Kitchen with integral fridge freezer, WC and Lounge with patio doors to the rear garden. Stairs and Landing leading to Bedroom One, Bedroom Two with storage cupboard and Shower Room. The property also benefits from gas central heating and double glazing.

OUTSIDE

The property has a gravel forecourt and an enclosed rear garden with paved seating area. Off street parking for two cars is located to the side of the property.

RENT AND DEPOSIT

The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1,030.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

TENANCY TERM

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

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 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>

- Available Now
- Desirable Village Location
- Two Double Bedrooms
- Shower Room & Downstairs WC
- Rear Garden
- Off Street Parking
- Well Presented Accommodation
- Viewings Recommended
- Council Tax Band - A (North Kesteven District Council)
- EPC Energy Rating - B



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.