



9 Manor Cottages, Lower Church Road

Skellingthorpe, Lincoln, LN6 5UZ

£925 pcm

REDECORATED, NEW FLOORING & AVAILABLE NOW!

Early viewing is recommended of this well presented two bedroom home, located within the desirable village of Skellingthorpe. The property boasts upgraded Kitchen, WC, Living Room, 2 Bedrooms & Bathroom in addition to garden & single garage.



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 Dining Kitchen with understairs storage cupboard, WC and Lounge with patio doors leading to the rear garden. Stairs and landing leading to Bedroom 1, Bedroom 2 with storage cupboard off and Family Bathroom. The property also benefits from gas central heating and double glazing.

OUTSIDE

The property has front and rear gardens and has off-street parking to the front of the property and a single garage.

RENT AND DEPOSIT

The asking Rent for the property is £925.00 per calendar month and the Tenancy Deposit is £1,065.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £290.00.

TENANCY TERM

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

VIEWING

By prior appointment through Mundys.

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/>

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>

- DESIRABLE VILLAGE LOCATION
- AVAILABLE NOW
- REDECORATED & NEW FLOORING
- LOUNGE & DINING KITCHEN
- 2 BEDROOMS
- OFF STREET PARKING & GARAGE
- REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND - A (NORTH KESTEVEN DISTRICT COUNCIL)
- EPC RATING C

