



3 Rivehall Avenue

Welton, Lincoln, LN2 3LH

£1,100 pcm

AVAILABLE NOW!

The internal accommodation briefly comprises of Entrance Porch leading to an Entrance Hall, Lounge, Kitchen, Four Double Bedrooms, modern Bathroom and further storage. A single garage and driveway provide parking.



LOCATION

Rivehall Avenue is situated within the popular village of Welton, to the north of Lincoln. The property is within close proximity to a range of local amenities including a Co-op food store, public houses, cafes and well-regarded 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

This well presented Bungalow is available now and offers internal accommodation comprising of an Entrance Porch providing access to the Hallway, spacious Lounge, Kitchen and modern Bathroom. All bedrooms are Double in size, with Bedroom Four benefiting from patio doors and previously utilised as a Dining Room. Early viewing is recommended to appreciate the size of the accommodation on offer.

OUTSIDE

Single garage and driveway to the front. Enclosed garden and patio area to the rear with a shed providing storage.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/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>

- Single Garage & Driveway
- Property Available Now
- Modern Bathroom - Shower Overhead
- Enclosed Garden & Patio
- Spacious Living Room
- Entrance Porch
- Bedroom Four / Dining Room
- EPC Energy Rating - E
- Council Tax Band - C (West Lindsey District Council)
- Viewing Highly Recommended



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.