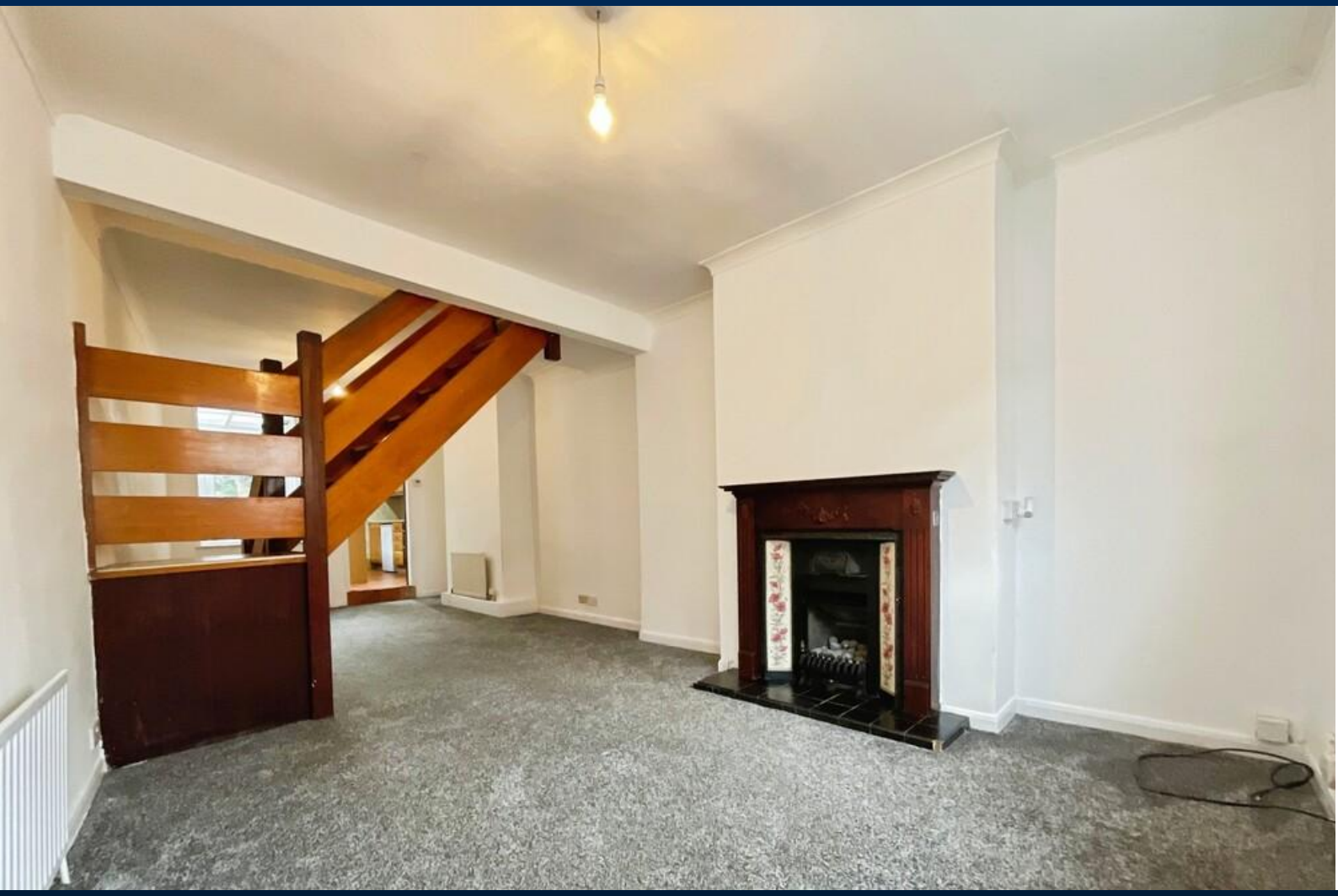


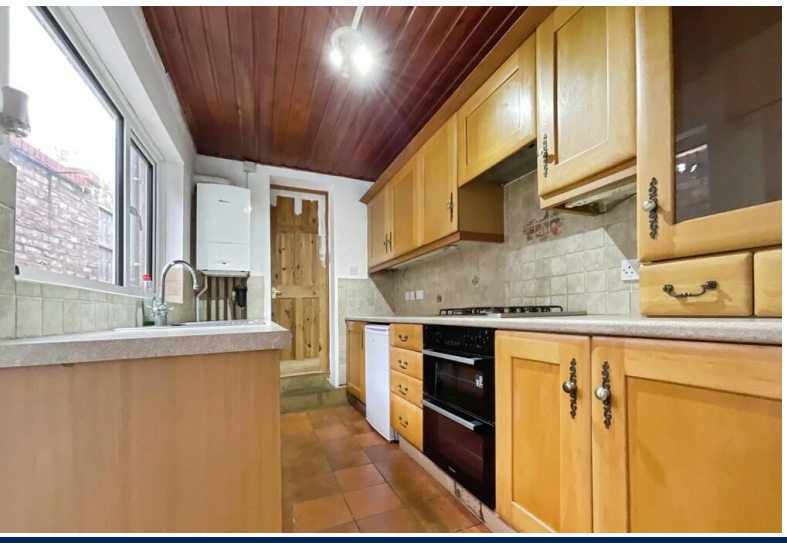
# 18 Main Road

Washingborough, LN4 1AT

## £850 pcm

**PROPERTY AVAILABLE NOW**

The property briefly comprises an Open Plan Living and Dining Room leading to a Galley Style Kitchen and Downstairs Bathroom. Stairs rise to the First Floor Landing, providing access to Bedroom One with Built-in Storage and En-suite Bathroom and Bedroom Two. The property also benefits from an Enclosed Rear Garden and On-Street Parking in the local area.





# 18 Main Road, Washingborough, LN4 1AT

**LOCATION**
Main Road is situated within the popular village of Washingborough, approximately three miles east of Lincoln City Centre. The village provides a range of local amenities, including the new Sainsbury's supermarket, convenience facilities, public houses, cafés and other everyday services, together with local community facilities. Washingborough is well placed for access to Lincoln, with regular bus services providing links into the City Centre, while the A15 and A158 offer connections to the wider Lincolnshire road network. The surrounding area also provides access to nearby villages and countryside along the River Witham.

**ACCOMMODATION**
This well presented Two Bedroom Home has recently been redecorated and provides accommodation arranged over two floors. The Ground Floor comprises an Open Plan Living and Dining Room leading through to a Galley Style Kitchen and Downstairs Bathroom. Stairs rise to the First Floor Landing, providing access to Bedroom One, which benefits from Built-in Storage and an En-Suite Bathroom. Bedroom Two is also a Double Bedroom and provides further bedroom accommodation.

**OUTSIDE**
The property benefits from an Enclosed Rear Garden, which is currently undergoing maintenance works to ensure it is presented in good order at the commencement of the tenancy. On-Street Parking is available in the local area.

**RENT AND DEPOSIT**
The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

**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

- Property Available Now
- Two Double Bedrooms
- En-suite to Bedroom One
- Open Plan Living and Dining Room
- Galley Style Kitchen
- Garden - Undergoing Further Works
- Downstairs Family Bathroom
- EPC Energy Rating – E
- Council Tax Band - A (North Kesteven District Council)







**Museum Court**
**Grantham Street**
**Lincoln**
**LN2 1JB**

**www.mundys.net**
**lettings@mundys.net**
**01522 556 099**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman