



67 Wesley Road

Cherry Willingham, Lincoln, LN3 4GT

£1,300 pcm

COUNTRYSIDE VIEWS TO THE REAR.

Set over three floors, this four bedroom home briefly comprises; Entrance Hall, Downstairs WC and Open Plan Living Kitchen with built-in storage. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and the Family Bathroom. Further stairs rise to the Second Floor providing access to Bedroom Three, Bedroom Four and a separate Shower Room. The property also benefits from an enclosed rear garden and one allocated parking space.



LOCATION

Wesley Road is situated within the popular village of Cherry Willingham, approximately four miles north-east of Lincoln. The village offers a range of local amenities including a Co-op Food, convenience stores, pharmacy, doctors' surgery, public houses, cafés and takeaway outlets. Cherry Willingham also benefits from local schooling and regular bus services providing access to Lincoln City Centre. The property is surrounded by attractive countryside, while the A158 provides convenient road links towards Lincoln, Wragby and the Lincolnshire Wolds.

ACCOMMODATION

With accommodation arranged over three floors, this beautifully presented four bedroom home is available for immediate occupation and offers deceptively spacious living accommodation throughout. The internal accommodation comprises; Entrance Hall leading to a Downstairs WC and Open Plan Living Kitchen. The Kitchen benefits from integrated appliances including a Fridge Freezer, Dishwasher and Wine Cooler, while additional built-in storage is available within the Lounge. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and the Family Bathroom. A further staircase leads to the Second Floor, where there is Bedroom Three, Bedroom Four and a separate Shower Room. An early viewing is highly recommended to appreciate the size and standard of accommodation on offer.

LOCATION

To the front of the property there is a gravelled area with one allocated parking space. To the rear there is an enclosed garden with a patio area, enjoying picturesque countryside views. Further parking is available on the street.

RENT AND DEPOSIT

The asking Rent for the property is £1,300.00 per calendar month and the Tenancy Deposit is £1,500.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £300.00

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/>

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.

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>

- Four Double Bedrooms
- Open Plan Living and Kitchen
- Kitchen with Appliances
- EPC Energy Rating - B
- Council Tax Band - C (West Lindsey)



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.

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