



6 Far Lane

Coleby, Lincoln, LN5 0AH

£950 pcm

CHARMING CHARACTER COTTAGE, AVAILABLE NOW!

This delightful property offers well presented accommodation including a cosy Lounge with open fireplace, fitted Kitchen with appliances, Two Bedrooms and a Family Bathroom. Outside, a gated block paved driveway provides off-street parking, while the attractive rear garden offers a pleasant outdoor space together with three substantial outbuildings, ideal for storage or workshop use.



LOCATION

Far Lane is situated within the sought-after village of Coleby, located approximately six miles south of Lincoln. The village benefits from a popular primary school, village hall, church and local amenities, with further facilities available in nearby North Hykeham and Waddington. The property is ideally placed for access to Lincoln City Centre, while the A607 and A46 provide convenient road links to surrounding areas, Newark and the A1.

ACCOMMODATION

This charming two bedroom character cottage offers well presented accommodation with a wealth of original features and a warm, homely feel throughout. The internal accommodation comprises; Lounge with open fireplace, fitted Kitchen with appliances, Two Bedrooms and a Family Bathroom. The property provides a comfortable living space while retaining the charm and character expected of a traditional cottage. An early viewing is recommended to appreciate the accommodation and setting on offer.

OUTSIDE

To the side of the property is a gated block paved driveway providing off-street parking. To the rear is a garden laid mainly to lawn with a block paved patio seating area, mature shrubs and three substantial outbuildings. The outbuildings benefit from both lighting and power, providing versatile additional space for storage or workshop use.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1095.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £215.00

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 2024 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>

- Charming Two Bedroom Character Cottage located in the picturesque Cliff village of Coleby
- Well presented accommodation featuring a cosy Lounge with open fireplace and a fitted Kitchen
- First Floor offers Two Bedrooms and a Family Bathroom
- Gated block paved driveway providing secure off street parking
- Attractive rear garden with three substantial outbuildings offering excellent storage
- Early Viewing Recommended
- Gas central heating
- EPC Rating D
- Council Tax Band - A



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.