



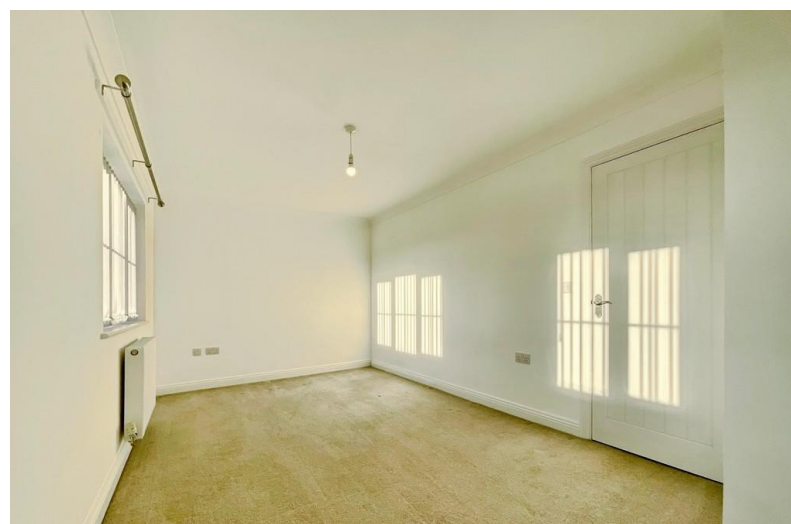
## 2 Coxs Yard, High Street

Metheringham, Lincoln, LN4 3AS

**£950 pcm**

### **THREE BEDROOMS AND PARKING**

The property briefly comprises an Entrance Hall, WC and a spacious Kitchen Diner leading through to a Lounge with patio doors opening onto the rear courtyard. To the First Floor, there is a Family Bathroom, Two double Bedrooms and a single Bedroom.



### LOCATION

Situated just off High Street in the popular village of Metherringham, this property is within easy reach of a variety of local shops, cafés, and services, including a Co- op store and traditional independent retailers. Families will benefit from nearby schools such as Metherringham Primary School, with further options in surrounding villages. The village offers convenient road access to the A15, linking to Lincoln, Sleaford, and beyond, while Metherringham Station provides regular train services.

### ACCOMMODATION

A popular Three Bedroom Semi Detached Home with internal accommodation comprising of an Entrance hall with WC off, leading to a spacious Kitchen Dining Room and Lounge with storage and access to the rear. Upstairs there are Three Bedrooms, two being double in size and a generously sized third Bedroom. The Family Bathroom with a shower over the bath completes this modern property.

### OUTSIDE

Low maintenance rear courtyard and allocated parking to the front.

### RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

### TENANCY TERM

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

### 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/>

### VIEWING

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>

- Two Double Bedrooms, One Single
- Quiet Village Location
- Spacious Dining Kitchen
- Allocated Parking to Front
- Courtyard to the Rear
- Family Bathroom - Shower Overhead
- Downstairs WC & Storage
- EPC Energy Rating - B
- Council Tax Band - B (North Kesteven District Council)



Museum Court  
Grantham Street  
Lincoln  
LN2 1JB

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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.