



9 Willingham Road

Fillingham, Gainsborough, DN21 5BN

£850 pcm

EARLY VIEWING RECOMMENDED

Briefly comprises of an Entrance Hall, Storage Cupboard, Family Shower Room, Kitchen, Utility Area and Living Room with Fireplace. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and Bedroom Three. Enclosed Gardens to the front and side, with Outbuildings and Gravelled Driveway to the front.



LOCATION

Fillingham is a rural Lincolnshire village situated approximately 12 miles north of Lincoln and close to the A15, providing access towards Lincoln, Scunthorpe and the wider road network. The village has a traditional rural setting, with local amenities including a village hall, church and public house, while further day-to-day shopping and services can be found in nearby Kirton in Lindsey and Gainsborough. The surrounding countryside provides a number of rural routes and open areas, with the nearby A15 offering a practical connection to the surrounding Lincolnshire towns and villages.

ACCOMMODATION

Early viewing is recommended for this Detached Cottage, which offers well proportioned accommodation arranged over two floors. The Entrance Hall provides access to a Storage Cupboard, Family Shower Room and Kitchen providing space for a Dining Table together and access to the Utility Area with Freestanding Washing Machine. The Kitchen leads through to the Living Room, which benefits from a newly fitted log burner. The carpet in the Living Room has been temporarily removed to allow for the installation of the new fire and is due to be relaid. Stairs rise from the Entrance Hall to the First Floor Landing, where there are Three Bedrooms, with Bedroom Two benefiting from built-in storage.

OUTSIDE

The property benefits from Gardens to the Front and Side, together with an Outbuilding providing additional Storage. A Gravelled Driveway provides parking to the front of the property. Please note that the boundary is currently being altered and a new Fence will be installed to the Garden. Further information regarding the revised boundary and Garden size can be discussed at the viewing, with the Fence Posts currently in place providing an indication of the proposed boundary.

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>

- Living Room Carpet - Maintenance Ongoing
- Downstairs Shower Room
- Outbuildings to the Rear
- Gravelled Driveway to the Front
- Early Viewing Recommended
- Living Room with Log Burner
- Kitchen with Utility Room
- EPC Energy Rating - D
- Council Tax Band - C (West Lindsey District Council)



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.