



9 Loweswater Close

Waddington, Lincoln, LN5 9PU

£1,600 pcm

ENVIABLE PRIVATE ROAD LOCATION

The property briefly comprises of an Entrance Hall leading to a Dining Room / Office, with Open Plan Living Accommodation and Kitchen providing access to the Conservatory and Utility Room, along with additional storage off the Hall. Stairs rise to the First Floor Landing which provides access to Bedroom One with En-suite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four and the Family Bathroom. The property also benefits from a driveway with an EV charger and a garden to the front, along with a rear garden and patio area.



LOCATION

Loweswater Close is situated within a quiet cul-de-sac in the popular village of Waddington, located to the south of Lincoln. The village offers a range of local amenities including shops, schools, public houses and regular bus services into Lincoln City Centre. The property is well positioned for access to the A607 and A15, providing convenient road links to Lincoln, Grantham and surrounding areas, while also benefiting from nearby open green spaces and countryside walks.

ACCOMMODATION

This Detached Family Home is available for immediate viewing and offers well proportioned internal accommodation. The Entrance Hall provides access to a Dining Room / Office, storage cupboard and Open Plan Living Accommodation and Kitchen fitted with built-in appliances including a fridge freezer and dishwasher. The Kitchen gives access to the Utility Room, while the Lounge opens into the Conservatory. The First Floor Landing is spacious and provides access to Bedroom One with built-in wardrobes and En-suite Shower Room, Bedroom Two, Bedroom Three and Bedroom Four with built-in wardrobes. The Family Bathroom is fitted with a bath with overhead shower.

OUTSIDE

To the front, the property overlooks a scenic nature reserve and open views, with a block paved driveway providing off-road parking, additional parking space to the side and an EV charger. The rear garden is enclosed and mainly laid to lawn, with two patio areas, raised flower beds, a timber bin store and a timber summer house.

RENT AND DEPOSIT

The asking Rent for the property is £1,600.00 per calendar month and the Tenancy Deposit is £1,845.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £365.00.

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/>

VIEWINGS

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>

- Detached Family Home
- Open Plan Living and Kitchen
- Utility Room off Kitchen
- Conservatory to the Rear
- En Suite to Bedroom One
- Driveway and Single Garage
- Countryside Views from Front
- Built in Storage to Two Bedrooms
- EPC Energy Rating - B
- Council Tax Band - D (North Kesteven 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.

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