



7 Deepdale Lane

Nettleham, LN2 2LT

£1,100 pcm

POPULAR VILLAGE LOCATION

Briefly comprises an Entrance Hall, Lounge, Galley Kitchen, Bedroom One, Bedroom Two and the Family Bathroom with shower over the bath. The property also benefits from a driveway to the side, a front garden and an enclosed rear garden with a decked seating area.



LOCATION

Deepdale Lane is situated within the highly sought-after village of Nettleham, located to the north of Lincoln. The property is within easy reach of the village centre, which offers a wide range of amenities including a Co-op Food, independent shops, cafés, public houses, a pharmacy, doctors' surgery and a post office. Nettleham also benefits from well-regarded schooling, regular bus services to Lincoln City Centre and excellent access to the A46 and A158, making it an ideal location for commuters whilst retaining the charm of a popular village setting.

ACCOMMODATION

This well presented Two Bedroom Bungalow is available for an immediate viewing and offers internal accommodation comprising an Entrance Hall leading to a galley style Kitchen, Lounge, Bedroom One, Bedroom Two and the Family Bathroom with shower over the bath. The rear garden is accessed directly from the Kitchen, providing convenient access to the outside space

OUTSIDE

To the front of the property there is a garden with a driveway to the side providing off-street parking. To the rear there is an enclosed garden with a decked seating area and a garden shed providing external storage.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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/>

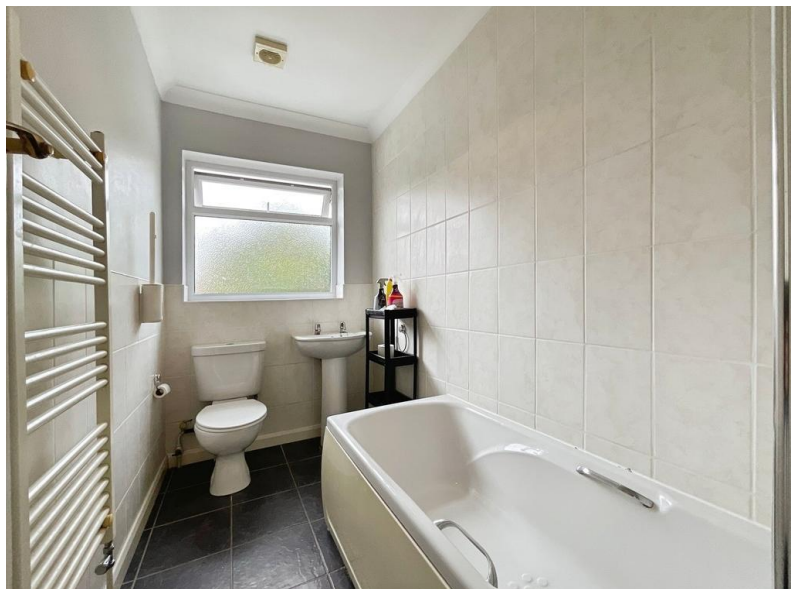
VIEWINGS

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>

- Two Double Bedrooms
- Spacious Galley Kitchen
- Bathroom with Shower Overhead
- Early Viewing Recommended
- Driveway to the Side
- Enclosed Garden with Decked Area
- Popular Village Location
- EPC Energy Rating - C
- Council Tax Band - B (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 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.