



63 Silver Street

Bardney, Lincoln, LN3 5XG

£1,050 pcm

NEW HOME FOR CHRISTMAS, VIEWING REQUIRED!

Situated in the desirable village of Bardney this detached property provides spacious accommodation including two double Bedrooms, Open Plan Lounge - Dining Room, Sitting Room / Bedroom three, Kitchen, Utility and Shower Room. The property also benefits from mature gardens, driveway and outbuilding.



LOCATION

Bardney is a charming village located approximately 9 miles to the East of the Cathedral City of Lincoln. The village features a mix of traditional cottages and modern properties and offers a Co-op, two public houses, a butchers, post office, Doctor's surgery, pharmacy, church and riverside walks along the River Witham.

ACCOMMODATION

The property provides well presented internal accommodation briefly comprising of an Entrance Hall leading to Family Room / Bedroom three, Open Plan Lounge - Dining Room, Kitchen, Utility, Rear Porch and WC. Stairs and first floor landing leading to Bedroom one with built-in storage cupboards, Bedroom two with built-in storage cupboards and Shower Room. The property also benefits from gas central heating and double glazing.

OUTSIDE

The property occupies a good side plot with mature gardens to the front and rear of the property. An outbuilding and boiler room are accessed externally and there is a detached garage / workshop located to the rear garden which can be included in the tenancy by negotiation.

RENT AND DEPOSIT

The asking Rent for the property is £1,050.00 per calendar month and the Tenancy Deposit is £1,210.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £240.00

TENANCY TERM

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

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>

- Available Now
- 2 Bedrooms
- Sitting Room / Bedroom 3
- Open Plan Lounge - Dining Room
- Well Presented Accommodation
- Front & Rear Gardens
- Driveway & Outbuilding
- Viewing Recommended
- EPC Rating D
- Council Tax Band - D (West Lindsay 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.