



28 Washingborough Road

Heighington, Lincoln, LN4 1RE

£1,200 pcm

NEWLY DECORATED THROUGHOUT

The property briefly comprises of an Entrance Hall, Lounge leading through to a spacious Dining Room, fitted Kitchen and Utility Room. To the First Floor there are Three Bedrooms and a Family Bathroom with bath and shower overhead. The property further benefits from front and rear gardens and a driveway providing off-street parking.



LOCATION

Washingborough Road is situated within the sought-after village of Heighington, which offers a range of local amenities including a village shop, public house, primary school and countryside walks. The village lies to the East of Lincoln and provides convenient access into the City Centre, as well as road links towards Washingborough and surrounding villages. Lincoln City Centre, with its wide range of shops, schools, leisure facilities and transport links, is easily accessible by road and public transport.

ACCOMMODATION

This well presented Three Bedroom Home has been newly decorated throughout and offers internal accommodation comprising of an Entrance Hall with access to a downstairs WC, spacious Lounge and separate Dining Room with dividing doors. The hallway also provides access to the fitted Kitchen and Utility Room. Upstairs, off the First Floor Landing, are Three Bedroom's, along with a Family Bathroom fitted with a bath and overhead shower. Access to the rear garden is available via a side entrance from the Utility Room.

OUTSIDE

To the front of the property there is a lawned garden and a large driveway providing parking for two to three vehicles. The enclosed rear garden is of a generous length and must be viewed to appreciate the size, with a patio area adjacent to the property and further storage provided by a shed located at the bottom of the garden.

RENT AND DEPOSIT

The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

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>

- Three Bedroom Semi Detached
- Popular Village Location
- Lounge & Dining Room
- Fitted Kitchen and Utility Room
- Front & Rear Gardens
- Driveway & Shed
- Council Tax Band - C (North Kesteven District Council)
- EPC Energy Rating - D

