



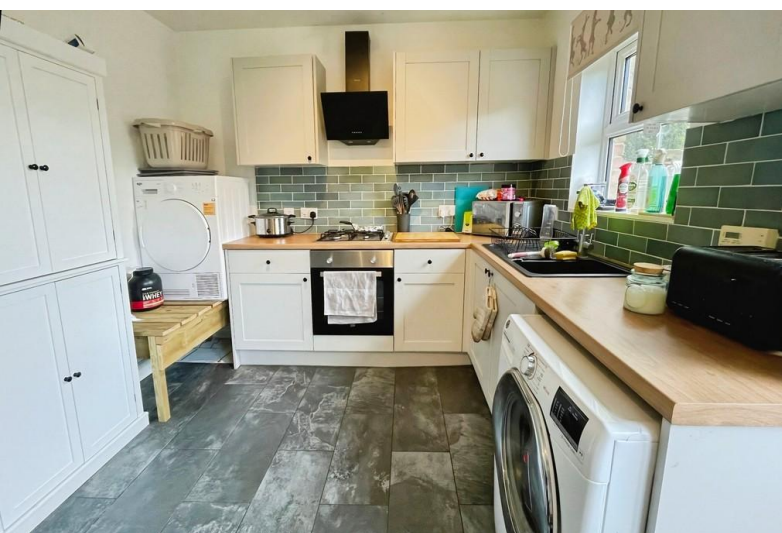
14 Rectory Lea

Fillingham, Gainsborough, DN21 5GE

£900 pcm

VILLAGE LIVING!

This well presented home boasts internal accommodation briefly comprising of an Entrance Hall, WC, Lounge, Dining Kitchen, Stairs and Landing, Two Bedrooms and Family Bathroom. The property also benefits from gas central heating, double glazing, front and rear gardens and off street parking. Early viewing is recommended.



LOCATION

The property is situated within the sought-after village of Fillingham, approximately 9 miles north of the City of Lincoln and 11 miles east of the market town of Gainsborough. A wider range of amenities, services and leisure facilities can be found in both Lincoln and Gainsborough, offering convenient access to shopping, education, healthcare and transport links.

ACCOMMODATION

The internal accommodation briefly comprises of an Entrance Hall, WC, Lounge with under stairs storage cupboard off, Dining Kitchen, Stairs and First Floor Landing with airing cupboard, Bedroom One with built-in storage, Bedroom Two and Family Bathroom. The property also benefits from gas central heating and double glazing. Viewing is recommended to appreciate the size and standard of the accommodation on offer.

OUTSIDE

The property has well presented front and rear gardens with a gated driveway providing off street parking.

RENT AND DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

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>

- Desirable Village Location
- Modern Kitchen Diner
- Well Presented Throughout
- Gated Side Access
- Driveway, Front & Rear Gardens
- Easy Access to Lincoln & Gainsborough
- Two Double Bedrooms
- Lounge & Dining Kitchen
- 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.