

Loxley House, 23-25 High Street

Fillingham, DN21 5BS

£1,200 pcm

RECENTLY RENOVATED, AVAILABLE NOW!

An Impressive Three Bedroom Detached Home, briefly comprising an Entrance Hall, Spacious Lounge, Dining Room, Sitting Room, Conservatory, Downstairs WC, Utility Room and Newly Fitted Kitchen. The Utility Room provides access to the Enclosed Double Garage, which also benefits from a Secondary Utility Room. Stairs rise to the First Floor Landing, providing access to Bedroom One with Store Cupboard, Spacious Dressing Room and En-suite Bathroom, Bedroom Two, Bedroom Three and a separate Shower Room. Outside, the property benefits from Generous Wraparound Gardens, an Extended Driveway and Double Garage.





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LOCATION
Situated within the sought-after rural village of Fillingham, Loxley House occupies a prominent position along the High Street, surrounded by attractive Lincolnshire countryside. Fillingham is a well-regarded village offering a peaceful rural setting, with a village hall, church and local amenities. The neighbouring village of Ingham provides further everyday facilities, whilst the larger market town of Gainsborough and the city of Lincoln are both accessible by road, offering a wider range of shopping, leisure and recreational facilities. The property also benefits from access to the A15 and A631, providing connections to Lincoln, Gainsborough and the surrounding villages.

ACCOMMODATION
Recently renovated throughout, this impressive and substantial Three Bedroom Home combines a wealth of original character features with modern fittings and contemporary improvements. The recent refurbishment has included a Newly Fitted Kitchen, New Carpets, a Newly Fitted Shower Room and Full Redecoration throughout. The property retains attractive original features, including Exposed Brickwork and Wooden Beams, adding to its individual character. The accommodation is entered via a Side Entrance leading into the Entrance Hall, with access to a Spacious Lounge, separate Dining Room and additional Sitting Room. There is also a Conservatory overlooking the Gardens, a Downstairs WC, Utility Room and Newly Fitted Kitchen with access to the Rear Garden. The Utility Room also provides internal access to the Enclosed Double Garage, which incorporates a further Utility Area. Stairs rise to the First Floor Landing, where Bedroom One benefits from a Store Cupboard, Spacious Dressing Room and En-suite Bathroom. Bedroom Two and Bedroom Three are served by a separate Shower Room. The generous accommodation, extensive outdoor space and combination of original features and recent improvements make this a particularly individual home which must be viewed to fully appreciate the size and standard of accommodation on offer.

OUTSIDE
The property occupies a generous plot with established Wraparound Gardens, offering a combination of lawned areas and mature planting, with well established Trees providing a good degree of privacy and a pleasant setting. An Extended Driveway leads up to the property, opening out to a further substantial Parking Area with ample space for several vehicles and access to the Double Garage.

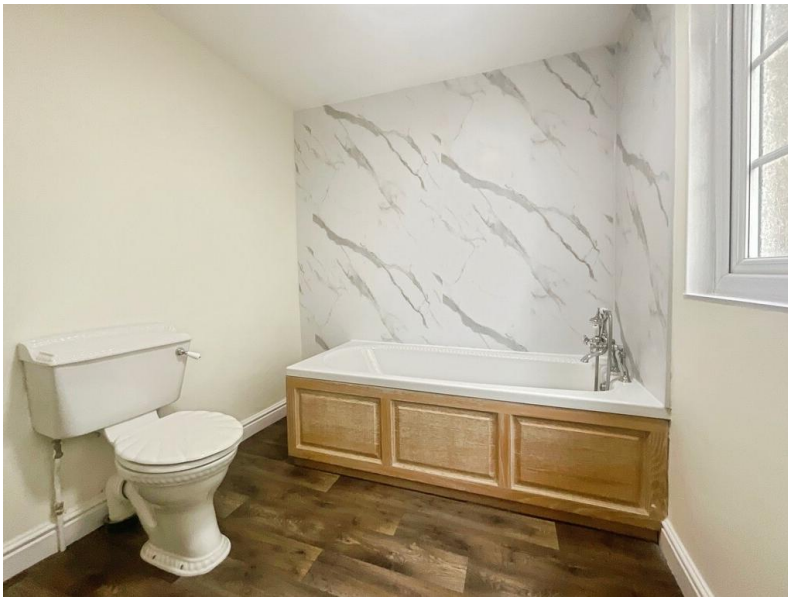
RENT AND DEPOSIT
The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £275.00.

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







- Newly Fitted Kitchen
- Newly Fitted Capets
- Newly Decorated Throughout
- Bedroom One with Dressing Room
- En Suite Bathroom to Bedroom One
- Modern Fitted Shower Room
- Quiet Village Location
- Spacious Wraparound Garden
- EPC Energy Rating - E
- Council Tax Band - F (West Lindsey District Council)

Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman