



5 Heath Road

Nettleham, Lincoln, LN2 2XZ

£1,600 pcm

ENVIABLE QUIET POSITION

The property briefly comprises of an Entrance Porch leading to an Entrance Hall with downstairs WC, providing access to the Open Plan Lounge/Diner, Kitchen, separate Dining Room, Utility Room, Conservatory and integral Garage. Stairs rise to the First Floor Landing with built-in storage and access to all Five Double Bedrooms, with Bedroom One benefiting from an En-suite Shower Room. The Family Bathroom is fitted with a bath with overhead shower. The property further benefits from a driveway to the front and gardens to the rear.



LOCATION

Heath Road is situated within the highly sought-after village of Nettleham, known for its quiet residential setting and strong community feel. The village offers a range of local amenities including a Co-operative supermarket, village shops, public houses, cafés, primary schooling and regular bus services into Lincoln. Lincoln city centre and the Cathedral Quarter are easily accessible, making this a popular location for families and commuters alike.

ACCOMMODATION

Having been newly decorated throughout, early viewing of this spacious family home is highly recommended. Accessed via the Front Porch, the internal accommodation comprises of a central Hallway providing access to all Ground Floor Rooms, including a downstairs WC, Open Plan Living Dining Room, spacious Kitchen, Office/Dining Room, Utility Room and integral Garage. Stairs rise to the First Floor Landing, which provides access to Bedroom One with En-suite Shower Room, Bedrooms Two, Three and Four all benefiting from built-in wardrobes, and Bedroom Five with further built-in storage. Additional storage can also be found off the hallway.

OUTSIDE

To the front of the property there is a generous driveway providing ample off-street parking, in addition to access to the double garage, offering excellent parking and storage options. To the rear, the property enjoys a well maintained and private garden with a patio seating area, providing an attractive outdoor space that complements the size and setting of the home.

RENT AND DEPOSIT

The asking Rent for the property is £1,600.00 per calendar month and the Tenancy Deposit is £1,840.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £365.00.

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>

- Spacious Drive to Front
- En-suite Shower Room
- Rear Conservatory
- Kitchen and Utility Room
- Newly Decorated Throughout
- Property Available Now
- Bathroom with Overhead Shower
- Integral Double Garage
- EPC Energy Rating - C
- Council Tax Band - D (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.