



The Edge, Wood Bank

Skellingthorpe, Lincoln, LN6 5UD

£2,500 pcm

EXECUTIVE DETACHED FAMILY HOME

The property briefly comprises of a grand Entrance Hall leading to a Lounge, Dining Room, Study and Open Plan Living Kitchen Diner with Utility Room, Side Hall and Ground Floor Shower Room. To the First Floor there is a galleried Landing providing access to Five Double Bedrooms, Two with En-suite Shower Rooms and a Family Bathroom. The property also benefits from a Double Garage with office above, driveway and gardens to the front and rear.



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LOCATION

The Edge is situated on Wood Bank within the sought after village of Skellingthorpe, located to the west of Lincoln. The village offers a range of local amenities including shops, a primary school, public houses and regular bus services into Lincoln city centre. The property is well positioned for access to the A46 bypass, providing convenient road links to Lincoln, Newark and surrounding areas, while also benefiting from nearby countryside walks and a semi-rural setting.

ACCOMMODATION

This executive and individually designed detached family home offers versatile and spacious living accommodation throughout and has been owned by the same owner since new. The internal accommodation comprises of a grand Entrance Hall leading to a Lounge, Dining Room, Study and an impressive Open Plan Living Kitchen Diner, along with a side Hall, Utility Room and Ground Floor Shower Room. To the First Floor, a galleried Landing with vaulted ceiling provides access to Five Double Bedrooms, Two benefiting from En-suite Shower Rooms, alongside a Family Bathroom. The property also benefits from an attached Double Garage with a large Office above, offering potential for annex accommodation or an ideal space for working from home. An early viewing is highly recommended to appreciate the size and setting on offer.

OUTSIDE

The property is approached via a long gravelled driveway providing off-street parking for multiple vehicles and access to the double garage. To the front there is a lawned garden with mature trees. To the rear there is a generous garden laid to lawn with a patio seating area. The property sits within grounds of approximately 0.5 acres.

RENT AND DEPOSIT

The asking Rent for the property is £2,500.00 per calendar month and the Tenancy Deposit is £2,880.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £575.00.

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>

- Individually Designed Executive Detached Home
- Lounge, Dining Room & Study
- Open Plan Living/Kitchen/Diner
- Five Bedrooms, Two with En-suite
- Double Garage with Large Office Space Above
- Grounds of Approx 0.5 Acres
- Viewing Highly Recommended
- EPC Rating - C
- Council Tax Band E - North Kesvean 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.

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