



8 Coopers Close

Nettleham, Lincoln, LN2 2XX

£1,100 pcm

REDECORATED THROUGHOUT, POPULAR VILLAGE LOCATION!

Briefly comprises an Entrance Porch, downstairs WC, Lounge, modern Kitchen and extended Dining Area / Family Room. To the First Floor there are Two Double Bedrooms and Bathroom with shower. Outside, there is a long Driveway and rear Courtyard with shed.



LOCATION

Nettleham is located approximately four miles North of Lincoln City Centre and has many attractive features such as The Beck and Village Green, around which are local shops, Co-op, public houses and other amenities. There are infant and junior schools in the village, a teacher led nursery within Nettleham Infant School and all grades of schooling are available in Uphill Lincoln and nearby villages.

ACCOMMODATION

The internal accommodation has been newly redecorated and briefly comprises an Entrance Porch, downstairs WC, Lounge, modern Kitchen and extended Dining Area / Family Room with French doors to the Garden. To the First Floor there are Two Double Bedrooms and Bathroom with shower.

OUTSIDE

To the front of the property there is a Driveway for several cars and there is a Courtyard to the rear with shed.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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 Decorated Throughout
- Popular Village Location
- Extended Kitchen Diner
- Two Bedrooms
- Bathroom with Shower
- Modern Kitchen and Diner
- Downstairs WC
- Courtyard with Shed
- EPC Energy Rating - D
- Council Tax Band - B (West Lindsey District Council)

