



2 Kennel Lane

Reepham, LN3 4DY

£950 pcm

RECENTLY RENOVATED!

Newly decorated throughout with new flooring, a newly fitted Kitchen and a newly fitted Bathroom, this Three Bedroom Home must be viewed to appreciate the standard of finish on offer. The property briefly comprises of Entrance Hall, Lounge, Kitchen, Pantry, Utility Room and downstairs WC. To the First Floor there are Three Bedrooms and a Family Bathroom. The property also benefits from a driveway to the side and enclosed gardens to the front and rear.



LOCATION

Kennel Lane is situated within the popular village of Reepham, approximately five miles to the north east of Lincoln. The village offers a peaceful rural setting whilst benefiting from a range of local amenities including a village shop, public house, primary school and regular bus services. Reepham is well positioned for access to Lincoln City Centre, Lincoln County Hospital and the A46, providing convenient transport links to the surrounding area. The village is also surrounded by open countryside, offering a variety of walking and cycling routes.

ACCOMMODATION

Having been recently renovated throughout, this well presented Three Bedroom Home is available now and offers spacious accommodation finished to a high standard. The internal accommodation briefly comprises of an Entrance Hall leading to a spacious Lounge with feature fireplace, newly fitted Kitchen with Pantry, Utility Room and downstairs WC. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and Bedroom Three, together with a newly fitted Family Bathroom comprising of a bath with shower overhead. Available for immediate occupation, an early viewing is highly recommended to appreciate the quality of accommodation on offer.

OUTSIDE

The property benefits from enclosed gardens to both the front and rear, together with a driveway to the side providing off street parking.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

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 tenants. 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>

- Three Bedroom Property
- Newly Decorated Throughout
- New Flooring Throughout
- Newly Fitted Bathroom
- Newly Fitted Kitchen
- Property Available Now
- Driveway to the Side
- Endosed Garden to the Rear
- EPC Energy Rating - D
- Council Tax Band - A (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 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.