



16 New Crescent

Cherry Willingham, Lincoln, LN3 4AJ

£800 pcm

A Two Bedroom Detached Bungalow located in Cherry Willingham. The accommodation briefly comprises of an Entrance Hall, Kitchen, Lounge, Shower Room and two Bedrooms, with built-in wardrobes to Bedroom One. The property further benefits from an enclosed rear garden with patio area and a driveway providing off-road parking.



LOCATION

New Crescent is situated within the well-served village of Cherry Willingham, located to the North East of Lincoln. The village offers a range of amenities including a Co-op supermarket, post office, GP surgery, pharmacy, public houses and schooling. Cherry Willingham lies just off the A158, providing convenient access into Lincoln City Centre, where a wider range of shops, leisure facilities and the main railway station can be found. Regular bus services operate within the village, making this a practical and well-connected residential location.

ACCOMMODATION

Available now, this bungalow offers internal accommodation comprising of an Entrance Hall providing access to all rooms, including a spacious Lounge, Kitchen, Bedroom One, Bedroom Two with patio door access to the rear garden and a family Shower Room. Access to the property is via a side entrance. The property has been newly decorated throughout.

OUTSIDE

Gardens are located to both the front and rear of the property, with a driveway providing off-road parking. The garage is not included.

RENT AND DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £180.00.

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/>

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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>

- Property Available Now
- Popular Village Location
- Two Double Bedrooms
- Quiet Cul-de-sac Position
- Newly Decorated Throughout
- Large Driveway to Front
- Garage - Not Included
- EPC Energy Rating - C
- Council Tax Band - B (West Lindsay 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.