



West Cottage, Thorpe Farm

Thorpe In The Fallows, Lincoln, LN1 2DR

£950 pcm

COUNTRYSIDE LIVING - AVAILABLE NOW!

This well presented Semi Detached Cottage provides internal accommodation including an Entrance Conservatory, Hallway, Living Room with feature fireplace, Dining Room, Kitchen, Stairs, Landing, Four Bedrooms and Family Bathroom. The property also benefits from gardens and off street parking. There is a fixed utility charge of £50.00 per calendar month payable in addition to the rent for water and sewerage only.



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LOCATION

West Cottage at Thorpe Farm, in the hamlet of Thorpe Le Fallows, approximately 6 miles north of Lincoln City Centre. The property is served by local amenities in the neighbouring villages of Scampton, Sturton by Stow & Bransby. A full range of services and facilities are available in Lincoln City Centre.

The property is situated upon a working farm. The property will be affected by related noise.

ACCOMMODATION

The property provides well presented internal accommodation briefly comprising of an Entrance Hall, Hallway leading to a Living Room with feature fireplace and burning stove, Dining Room with built-in cupboard, Kitchen with under stairs store cupboard, Stairs and Landing leading to Bedroom One with built-in wardrobes, Bedroom Two, Bedroom Three, Bedroom Four with built-in storage cupboards and Bathroom. The property also benefits from an oil fired central heating system.

OUTSIDE

The property has gardens to the front and side of the property. The gardens are principally laid to lawn with beds and borders and a patio seating area. Off street parking is present to the front of the property.

RENT, DEPOSIT & FIXED UTILITY CHARGE

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.

A fixed utility charge of £50.00 per calendar month is payable in addition to the rent for water and sewerage only.

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.

CHARGES TO TENANTS

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>

- Available Now
- Viewing Recommended
- Semi Detached Cottage
- Rural Location
- Countryside Views
- Oil Central Heating
- Two Reception Rooms and Four Bedrooms
- Front and Side Gardens
- Council Tax Band - B (West Lindsey District Council)
- EPC Energy Rating - E



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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