

20 Eastfield Close

Welton, LN2 3NB

£1,200 pcm

SINGLE GARAGE AND DRIVEWAY

The property briefly comprises of an Entrance Hall providing access to an Open Plan Living, Dining and Kitchen area, Bedroom One, Bedroom Two and Bedroom Three, along with a Family Bathroom fitted with a bath and overhead shower. The property also benefits from an enclosed courtyard garden, single garage and driveway to the side.





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LOCATION
Eastfield Close is situated within the popular village of Welton, located to the North of Lincoln. The village offers a wide range of amenities including shops, supermarkets, cafés, public houses and well regarded schools, all within easy reach. There are also regular bus services into Lincoln City Centre, along with convenient access to the A46, providing strong transport links to Lincoln, Market Rasen and the surrounding areas.

ACCOMMODATION
This modern Three Bedroom Home offers internal accommodation comprising of an Entrance Hall providing access to the Open Plan Living, Kitchen and Dining Room, along with Bedroom One, Bedroom Two and Bedroom Three. The property also benefits from a modern fitted Bathroom with overhead shower, with additional storage available from both the Entrance Hall and Bathroom.

OUTSIDE
To the front there is a gravelled garden with hedging. A driveway and single garage are located to the side of the property. To the rear there is an enclosed, low maintenance garden.

RENT AND DEPOSIT
The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

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 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

- Three Bedroom Detached Bungalow
- Modern Interior Throughout
- Open Plan Living and Kitchen
- Driveway and Single Garage
- Enclosed Rear Courtyard
- Popular Village Location
- EPC Energy Rating - D
- Council Tax Band - C (West Lindsey District Council)







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman