



4 Johns Court
Welton, LN2 3LQ

£1,200 pcm

SINGLE GARAGE AND PARKING SPACE

Briefly comprises an Entrance Hall providing access to all rooms including Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom with shower over the bath and Open Plan Living, Dining and Kitchen Area. Bedroom Three benefits from patio door access to the rear garden. The property also benefits from a single garage and allocated parking space located across the road.



LOCATION

Johns Court is situated within the popular village of Welton, approximately seven miles north of Lincoln. The village offers a good range of local amenities including shops, convenience stores, cafés, public houses, a pharmacy, doctors' surgery and local schooling. The property is also well positioned for access to the surrounding countryside and regular bus services provide links into Lincoln City Centre. The A15 and A158 are both accessible nearby, providing convenient road connections to Lincoln, Market Rasen and the wider area.

ACCOMMODATION

This well presented Bungalow offers spacious and practical accommodation throughout, with the Entrance Hall providing access to all rooms. The internal accommodation comprises an Entrance Hall with side access to the property, Bedroom One, Bedroom Two, Bedroom Three, Family Bathroom with shower over the bath and an Open Plan Living, Dining and Kitchen Area. The Kitchen benefits from appliances including a fridge freezer and washing machine. Bedroom Three has patio doors opening onto the rear garden and could provide a useful alternative space for an Office or Study if required.

OUTSIDE

The property benefits from an enclosed rear garden with a patio area providing space for outdoor seating, together with a garden shed and Summer House providing additional storage. To the front there is a gravelled garden area. A single garage and allocated parking space are located across the road from the property.

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 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>

- Single Garage and Parking
- Property Available Now
- Open Plan Living Dining and Kitchen
- Family Bathroom with Shower Overhead
- Kitchen with Appliances
- Early Viewing Recommended
- Popular Village Location
- EPC Energy Rating - C
- Council Tax Band - B (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.