



**15 Bar Lane**

Waddington, Lincoln, LN5 9SA

**£1,000 pcm**

**POPULAR VILLAGE LOCATION – EARLY VIEWING RECOMMENDED**

The property briefly comprises of an Entrance Hall leading to a WC, Spacious Lounge and Dining Kitchen. Upstairs there are Three Bedrooms, with an En-suite Shower Room to Bedroom One and a Family Bathroom. There is a driveway to the side providing parking and an enclosed courtyard to the rear.





### LOCATION

Bar Lane is situated within the popular village of Waddington, located to the South of Lincoln. The property is within walking distance of local amenities including a Co-op food store, village shops, public houses and schooling. Waddington is also home to RAF Waddington and offers regular bus services into Lincoln City Centre. Lincoln provides a full range of services and facilities including supermarkets, retail parks, leisure facilities, Lincoln Central Train Station and the University of Lincoln. The A607 and A15 are easily accessible for road connections towards Lincoln, Sleaford and Newark.

### ACCOMMODATION

A well presented Three Bedroom Semi Detached Home with internal accommodation comprising of an Entrance Hall leading to a downstairs WC, access to the Lounge and a spacious Dining Kitchen which provides access to the rear garden. The Kitchen includes built-in appliances comprising of a fridge freezer and washing machine. The First Floor Landing provides access to Bedroom One with built-in wardrobes and an En-suite Shower Room, Bedroom Two with built-in wardrobes and Bedroom Three. The Family Bathroom is also accessed from the landing.

### OUTSIDE

The property benefits from a driveway providing off road parking and an enclosed rear garden comprising shingled and patio areas.

### RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.00.

### TENANCY TERM

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

### 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 Semi Detached House
- Popular Village Location
- Parking for One Car
- En Suite to Bedroom One
- Built in Wardrobes to Bedroom One & Two
- Spacious Kitchen Dining Room
- Enclosed Rear Courtyard
- Early Viewing Recommended
- EPC Energy Rating - C
- Council Tax Band - B (North Kesteven 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.