



9 Schoolyard

Doddington, LN6 4AF

£1,200 pcm

AVAILABLE NOW & DRIVEWAY TO THE FRONT

The property briefly comprises of a spacious Kitchen with integrated appliances, downstairs WC/Utility Room and Lounge. Stairs rise to the First Floor Landing and provide access to Bedroom One with En-suite Shower Room, Bedroom Two, Bedroom Three and the Family Bathroom with shower overhead. Generous rear garden with patio area and driveway to the front providing off street parking.



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LOCATION

Schoolyard is situated within the sought after village of Doddington, located to the west of Lincoln. The property enjoys a peaceful village setting whilst remaining conveniently positioned for access to Lincoln City Centre and the A46 road network. Nearby amenities can be found in the neighbouring villages of Skellingthorpe and Saxilby, with a wider range of shopping, leisure and educational facilities available in Lincoln. The area is well regarded for its rural surroundings, countryside walks and proximity to Doddington Hall and its estate grounds.

ACCOMMODATION

This well presented Three Bedroom Home has been finished to a high standard throughout and benefits from an eco-friendly ground source heating system together with underfloor heating to the Ground Floor. The internal accommodation briefly comprises of a spacious Kitchen with central island providing a Dining Area, together with integrated appliances including a Fridge Freezer and Dishwasher. A downstairs WC also provides space for a Utility Area, housing the heating system controls and freestanding Washing Machine. The Lounge benefits from bi-fold doors providing access to the rear garden. To the First Floor, the Landing provides access to Bedroom One with En-suite Shower Room, Bedroom Two, Bedroom Three and the Family Bathroom with Shower Overhead.

OUTSIDE

To the front of the property there is a driveway providing off street parking. To the rear there is an enclosed garden with a separate patio area and a shed providing additional storage.

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/help/lettings-fees-information-for-tenants/>

VIEWING

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>

- High Specification Finish
- Bi-Fold Doors in Lounge
- Kitchen with Integrated Appliances
- Property Available Now
- Driveway to the Front
- En-suite to Bedroom One
- Family Bathroom with Overhead Shower
- Early Viewing Recommended
- EPC Energy Rating - B
- Council Tax Band - C (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.

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