

Mundys est 1898

29 Portus Lane

Dunholme, LN2 3TA

£1,200 pcm

A modern Detached Family Home located in the sought after village of Dunholme, just North of Lincoln. Briefly comprises an Entrance hall, Cloakroom/WC, Lounge and Open Plan Kitchen/Dining room. Upstairs leads to Three Bedrooms with En-suite Shower room to the Master and Family Bathroom. Externally, the property boasts a well maintained front Garden, enclosed Rear Garden, Driveway and single Garage.





29 Portus Lane, Dunholme, Lincoln, LN2 3TA

ACCOMMODATION
The internal accommodation briefly comprises a welcoming Entrance Hall, Cloakroom/WC, Lounge with an attractive bay window and a contemporary Open Plan Kitchen/Dining room. Upstairs, a central landing leads to Three Bedrooms, including a generous Master Bedroom with En-suite Shower room, alongside a stylish Family Bathroom.



LOCATION
The popular village of Dunholme is located to the North of the historic Cathedral and University City of Lincoln. The village, along with the neighbouring village of Welton, offers a good range of amenities including primary and secondary schooling, a Co-op, post office, public houses and leisure facilities. Dunholme is well positioned for access to the A46 and has a direct bus route into Lincoln.

OUTSIDE
To the front of the property there is a garden laid mainly to lawn with path to the front door and decorative shrubs. There is a driveway providing off street parking and access to the single garage. The garage has an up-and-over door to the front, personnel door to the rear garden, boarded loft storage, light and power. To the rear there is an enclosed garden laid to lawn with a patio seating area and decked seating area with pergola.



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

- Detached Family Home
- Sought after Village Location
- Spacious Lounge with Bay Window
- Modern Open Plan Kitchen/Dining Room
- Three Well Proportioned Bedrooms
- En-Suite To Master Bedroom
- Enclosed Rear Garden
- Driveway and Single Garage
- EPC Energy Rating - B
- Council Tax Band - D (West Lindsay 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