



## 44 Kingfisher Close

Cherry Willingham, Lincoln, LN3 4FP

**£950 pcm**

### **QUIET CUL-DE-SAC LOCATION!**

Property with accommodation briefly comprising of an Entrance Hall providing access to a Kitchen Diner, Spacious Lounge with Patio door access to the rear garden and stairs rising to the First Floor Landing which has access to Three Bedrooms and a Family Bathroom having an overhead shower.



### LOCATION

Located within the popular village of Cherry Willingham, north east of the historic Cathedral and University City of Lincoln. The village itself offers a wide range of local amenities and schooling. The village is also within close proximity to Lincoln City Centre and the Carlton Centre where all the usual facilities can be found.

### ACCOMMODATION

A well presented Three Bedroom Home, with internal accommodation comprising of an Entrance Hall leading to a WC, Kitchen Diner and Spacious Lounge with patio doors providing access to the rear garden. Upstairs, off the First Floor Landing is access to Three Bedrooms and the Family Bathroom with bath with overhead shower, further storage can be found off the landing.

### OUTSIDE

To the front of the property there is a small lawn garden and a driveway. To the rear there is an enclosed garden with a patio area and the remainder being laid to lawn.

### RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

### 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 Bedrooms
- Spacious Living Room
- Well Presented Throughout
- Quiet Cul-de-sac Position
- Driveway to Side of the Property
- Bathroom with Shower Overhead
- Rear Garden with Patio
- Council Tax Band - B (West Lindsey District Council)
- EPC Energy Rating - B



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.