



5 Brinkhall Way

Welton, Lincoln, LN2 3NS

£1,100 pcm

EXCELLENT CONDITION, VIEWING REQUIRED!

Located in the desirable village of Welton this well presented property provides internal accommodation including an Entrance Hall, WC, Open Plan Lounge / Dining Room, Kitchen, Stairs and Landing leading to Three Bedrooms and a Family Bathroom. The Property also benefits from gas central heating, double glazing front and rear gardens and large garage. Viewing is required to appreciate the standard of accommodation on offer.



LOCATION

The property is situated within the desirable village of Welton, located approximately 6 miles north of Lincoln City centre. The property has convenient access to a range of local amenities including shops, pubs, schools and leisure facilities. A full range of services and facilities are available within Lincoln city centre.

ACCOMMODATION

The property provides internal accommodation briefly comprising of an Entrance Hall, WC, Open Plan Lounge / Dining Room, Fitted Installed Kitchen with under stairs storage cupboard, Stairs and Landing with built in storage cupboard leading to Bedroom One, Bedroom Two, Bedroom Three with built in storage and a Family Bathroom. The property also benefits from gas central heating and double glazing. Viewing is recommended to appreciate the standard of accommodation on offer.

OUTSIDE

There are front and rear gardens, that are principally laid to lawn. A driveway provides access to the property, Large Garage (2.49m x 9.59m) and off-street parking.

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 property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

CHARGES TO TENANTS

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>

- Excellent Condition
- Sought After Village Location
- Good Access to Local Amenities
- Three Bedrooms
- Driveway & Garage
- Open Plan Lounge - Dining Room
- Front & Rear Gardens
- Viewing Highly Recommended
- Council Tax Band - B (West Lindsey District Council)
- EPC Energy Rating - C



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.