



12 Butters Corner

Townsend Way, Metheringham, LN4 3GE

£895 pcm

PROPERTY LET PRIOR TO MARKETING TO AN EXISTING APPLICANT - TWO FURTHER APPLICANTS WAITING FOR SIMILAR PROPERTIES

This property generated strong interest from our existing database and was successfully let prior to marketing. The accommodation briefly comprised of an Entrance Hall, Lounge, Kitchen, WC, Two Bedrooms and a Bathroom. The property also benefited from a driveway and gardens.



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LOCATION

Butters Corner is situated within the popular village of Metheringham, located to the south east of Lincoln. The village offers a range of amenities including supermarkets, convenience stores, public houses, takeaway outlets, schooling and healthcare facilities. The property is conveniently positioned for access to Lincoln City Centre, Lincoln County Hospital and the A15 road network. Branston remains a highly sought after village for tenants due to its excellent amenities, regular transport links and convenient access to surrounding employment centres.

ACCOMMODATION

This successful let highlights the continued demand for well presented homes within this location. We received interest from multiple applicants and, following the successful agreement of a tenancy, two further applicants remain actively seeking similar properties within the locality. The property boasts well presented internal accommodation comprising of an Entrance Hall, WC, Kitchen and Lounge with patio doors leading to the rear garden. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and the Bathroom. The property also benefits from underfloor heating, an air source heat pump and double glazing. If you own a similar property and are considering letting, we would be pleased to discuss the current demand and arrange a valuation.

OUTSIDE

To the front of the property there is a driveway providing off street parking for two vehicles, together with pedestrian access to the rear garden via the side of the property. The rear garden is principally laid to lawn and benefits from a patio seating area and shed.

RENT AND DEPOSIT

The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1,030.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

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>

- Let Prior to Marketing
- Two Double Bedrooms
- Similar Properties Needed
- Desirable Village Location
- Driveway & Garden
- Air Source Heat Pump
- Lounge & Kitchen
- Council Tax Band - B (North Kesteven 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.

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