



22 Manor Way

Dunholme, LN2 3UR

£1,600 pcm

TWO EN-SUITES, AVAILABLE NOW

The property briefly comprises of an Entrance Hall leading to a Lounge, Dining Room, Kitchen Diner, Conservatory, Utility Room and downstairs WC. Stairs rise to the First Floor Landing and provide access to Bedroom One with En-suite Shower Room, Bedroom Two with En-suite Shower Room, Bedroom Three, Bedroom Four, Family Bathroom and further built-in storage. Enclosed garden to the rear with patio area and driveway to the front of the property.



LOCATION

Manor Way is situated within the popular village of Dunholme, located to the North of Lincoln. The village offers a range of local amenities including a Co-op Food store, village hall, public houses, takeaway outlets and schooling facilities. Further amenities can be found in the nearby villages of Welton and Nettleham. The property provides convenient access into Lincoln City Centre and Lincoln County Hospital via the A46 and A15 road networks, whilst also benefiting from nearby countryside walks and surrounding rural villages.

ACCOMMODATION

This well presented Detached Home is available now and an early viewing is highly recommended to appreciate the size and finish of the accommodation on offer. The internal accommodation briefly comprises of an Entrance Hall leading to a Lounge with under stairs storage, Kitchen Diner with built-in dishwasher and built-in coffee machine leading to a Conservatory, together with a Utility Room and downstairs WC. Stairs rise to the First Floor Landing and provide access to all rooms including Bedroom One with built-in storage and En-suite Shower Room, Bedroom Two with En-suite Shower Room, Bedroom Three, Bedroom Four and a Family Bathroom with Shower Overhead.

OUTSIDE

The property benefits from an enclosed garden to the rear with two separate patio areas. To the front there is a driveway providing off street parking.

RENT AND DEPOSIT

The asking Rent for the property is £1,600.00 per calendar month and the Tenancy Deposit is £1,840.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £365.00.

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>

- Two En-suite Shower Rooms
- Modern Family Bathroom
- Contemporary Kitchen with Dishwasher
- Block Paved Driveway to the Front
- Enclosed Garden and Patio
- Property Available Now
- Two Reception Rooms
- Quiet Cul-de-sac Location
- Council Tax Band - C (West Lindsey District Council)
- EPC Energy Rating - C



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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 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.