



127 Station Road
Waddington, LN5 9QT

£1,050 pcm

NEWLY PAINTED!

Briefly comprising an Entrance Porch, Lounge, Open Plan Kitchen Diner and downstairs WC to the Ground Floor. To the First Floor there are Two Double Bedrooms and Family Bathroom with shower. The property also benefits Driveway to the front and an enclosed rear Garden with single Garage to the rear.



LOCATION

Waddington is one of the popular cliff villages to the South of Lincoln. The village itself offers a wide range of local amenities including schools, shops and public houses and there are regular bus services into Lincoln and Grantham.

ACCOMMODATION

The internal accommodation briefly comprises an Entrance Porch, Lounge, Open Plan Kitchen Diner with French doors to the Garden and downstairs WC/Utility Room to the Ground Floor. To the First Floor there are Two Double Bedroom, the master with built-in wardrobe and family Bathroom with shower.

OUTSIDE

Outside the property benefits from a Driveway, with Garage to the rear with side access and an enclosed, south facing rear Garden with patio area.

RENT AND DEPOSIT

The asking Rent for the property is £1,050.00 per calendar month and the Tenancy Deposit is £1,210.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £240.00.

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 Bedroom Semi Detached House
- Finished To a High Standard
- Popular Village Location
- Open Plan Kitchen Diner
- Downstairs WC / Utility
- Two Double Bedrooms
- Enclosed Rear Garden & Garage
- Newly Redecorated
- EPC Energy Rating - C
- Council Tax Band - A (North Kesteven District Council)



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.