



## 33 Lincoln Road

Washingborough, Lincoln, LN4 1EG

**£1,200 pcm**

### **GARDENER INCLUDED IN MONTHLY RENT**

A Three Bedroom Detached Bungalow located within the popular village of Washingborough. The accommodation briefly comprises of an Entrance Hall, Three Bedrooms, Bathroom with bath with overhead shower, Dining Area, fitted Kitchen and Lounge. Outside, the property benefits from a large driveway and a rear garden with patio area.



### LOCATION

Lincoln Road is situated within the well established village of Washingborough, positioned to the East of Lincoln. The village offers a range of local amenities including shops, public houses and a primary school, all within convenient reach. Regular bus services provide straightforward access into Lincoln City Centre, while the nearby A15 offers easy links to surrounding villages and road networks. The area is also well placed for riverside walks and open countryside, combining village living with excellent connectivity.

### ACCOMMODATION

Available now for immediate viewing, this well proportioned Bungalow offers accommodation comprising of an Entrance Hall providing access to the Family Bathroom with overhead shower and Three Bedrooms. To the rear of the property there is a spacious Lounge, accessed via the Dining Room, along with a separate Kitchen Diner. Further access to the property is available via the Kitchen and Lounge, offering flexible living arrangements.

### OUTSIDE

A large driveway to the front provides ample off-road parking, with gardens to both the front and rear and a patio area ideal for outdoor seating. There is also a single garage to the side of the property. Please note, a gardener is included within the monthly rent, allowing the outside space to be enjoyed without ongoing maintenance.

### RENT AND DEPOSIT

The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

### 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>

- Single Garage & Driveway
- Popular Village Location
- Enclosed Garden and Patio
- Property Available Now
- Three Double Bedrooms
- Gardener Included in Rent
- Kitchen Diner & Separate Dining Room
- EPC Energy Rating - D
- Council Tax Band - B (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 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.