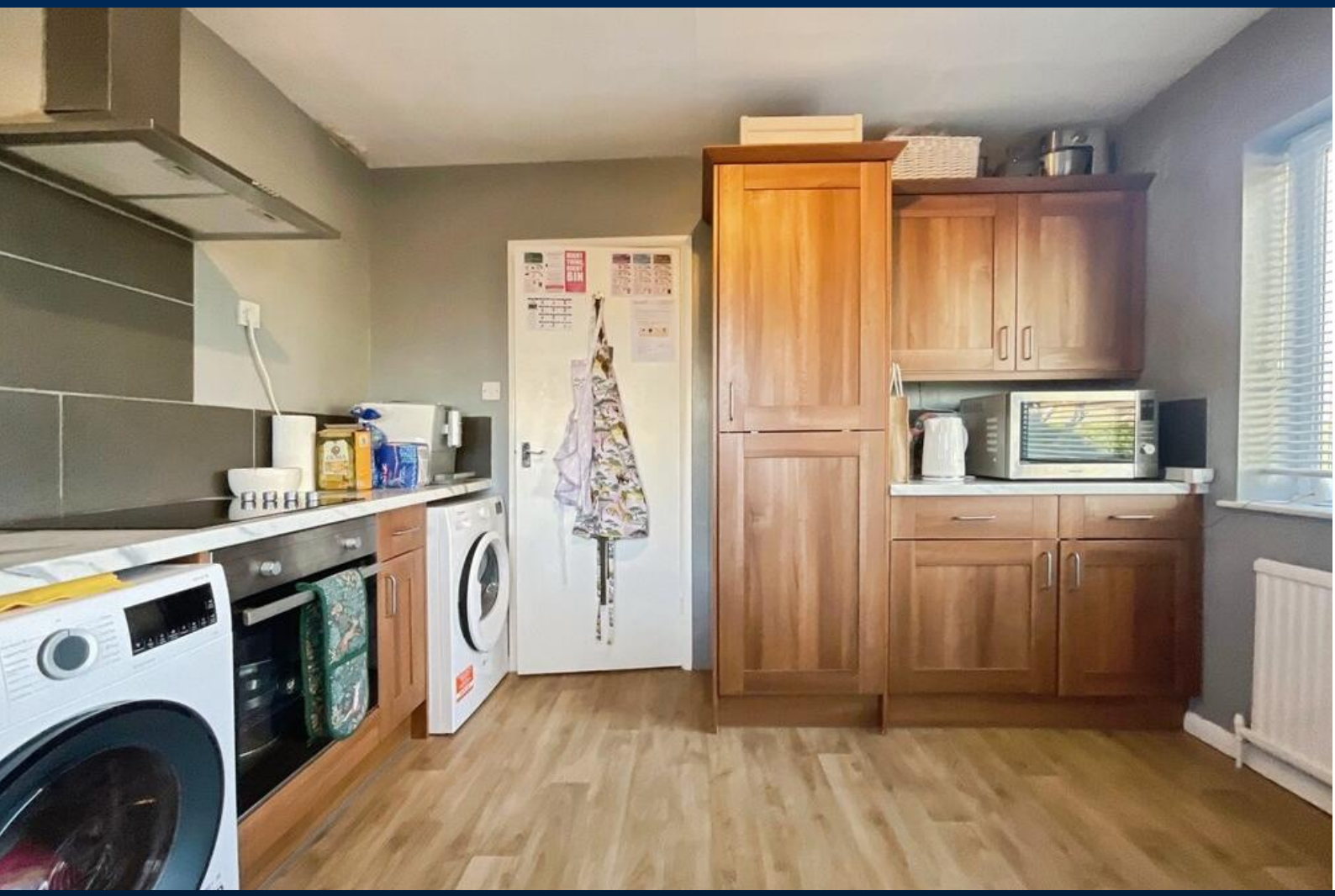


35 Merleswen

Dunholme, Lincoln, LN2 3SN

£1,125 pcm

SINGLE GARAGE AND DRIVEWAY!

A Well Presented Three Bedroom Detached Bungalow, briefly comprising an Entrance Hall, Lounge, Kitchen, Shower Room and Three Double Bedrooms. The property further benefits from an Enclosed Rear Garden with Patio Area, Driveway, Single Garage and Additional Off Road Parking to the Side.





35 Merleswen, Dunholme, Lincoln, LN2 3SN

LOCATION
Situated within the popular village of Dunholme, approximately five miles north of Lincoln, the property is well placed for access to a range of local amenities. The village offers a Co-op Food Store, Post Office, Public Houses, Village Hall and local leisure facilities, with further amenities available in the neighbouring village of Welton. There are regular bus services into Lincoln City Centre, which provides an extensive range of shopping, leisure and recreational facilities. The village also benefits from convenient access to the A46, providing road links towards Lincoln and Market Rasen.

ACCOMMODATION
This extremely well presented Three Bedroom Bungalow offers spacious and well maintained accommodation throughout. The Entrance Hall provides access to a generous Lounge, fitted Kitchen, modern Shower Room, Bedroom One, Bedroom Two and Bedroom Three, all of which are doubles. There is also additional Built-in Storage off the Hallway.

OUTSIDE
To the front of the property there is a Driveway providing Off Road Parking and access to the Single Garage. To the rear there is an Enclosed Garden, featuring a paved Patio Seating Area, with the remainder offering established planting and garden space.

RENT AND DEPOSIT
The asking Rent for the property is £1,125.00 per calendar month and the Tenancy Deposit is £1,295.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £255.00.

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

- Single Garage and Parking
- Driveway to the Front
- Enclosed Garden with Patio
- Three Double Bedrooms
- Modern Shower Room
- Spacious Kitchen
- Popular Village Location
- EPC Energy Rating - D
- Council Tax Band - C (West Lindsey District Council)
- Electric Car Charging Point







Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

The Property Ombudsman