



Cow Pasture Way

Welton, Lincoln, LN2 3BZ

£1,100 pcm

SHORT TERM LET, DESIRABLE VILLAGE LOCATION. A well presented 4 Bedroom Home in the desirable village of Welton. The property boasts internal accommodation including; Entrance Hall, Lounge, Dining Kitchen, 4 Bedrooms, En Suite Shower Room and Family Bathroom. The property also benefits from Driveway, Garage & Garden. Viewing is highly recommended!



LOCATION

The property is situated within the established residential village of Welton, located approximately 6 miles north of Lincoln City centre. The property has good access to a range of local amenities including: shops, schools and leisure facilities. A full range of services and facilities are available in Lincoln City centre.

ACCOMMODATION

The property provides well-presented internal accommodation, briefly comprising: Entrance Hall, WC, bay fronted Lounge, Dining Kitchen with integrated: fridge, freezer, dishwasher and washing machine and patio doors leading to the rear Garden. Stairs and Landing leading to: Bedroom 1, En Suite Shower Room, Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom. The property also benefits from Gas central heating and UPVC double Glazing. Viewing is highly recommended to appreciate the standard of accommodation on offer.

OUTSIDE

A Driveway is located to the left of the property, providing a vehicular hardstanding and providing access to the single Garage. The property also benefits from front and rear Gardens which are principally laid to lawn with flowers and shrubs to beds and borders.

LETTING TERM

The Landlord is wishing to let the property on a short-term basis only. A fixed Term Tenancy of up to 6 Months would be considered.

RENT AND DEPOSIT

The asking Rent for the property is £1100 PCM. The Tenancy Deposit is £1,265/ equal to 5 weeks Rent.

CHARGES TO TENANTS

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/help/lettings-fees-information-for-tenants/>

VIEWING

By prior appointment through Mundys.

- **Detached House**
- **4 Bedrooms**
- **En Suite & Family Bathroom**
- **Lounge & Dining Kitchen**
- **Integrated Appliances**
- **Garage & Garden**
- **Desirable Village Location**
- **Short Term Let (3-6 Months) Only**
- **Viewing Recommended**
- **EPC 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.