



## High Street

Nettleham, Lincoln, LN2 2PG

**£625 pcm**

DESIRABLE VILLAGE LOCATION, VIEWING ADVISED! A first floor apartment, boasting internal accommodation including Open Plan Living Area with Fitted Kitchen, Double Bedroom and Bathroom. The property also benefit's from Electric heating and Double Glazing. EPC Rating E.



### LOCATION

The property is centrally located within the desirable village of Nettleham, situated approximately 3 miles north of Lincoln City centre. The property benefits from easy access to good range of local amenities within the village including: shops, pubs and leisure facilities. A full range of services and facilities are available within Lincoln City centre.

### ACCOMMODATION

This first floor apartment benefits from internal accommodation briefly comprising: Entrance Hall and Stairs leading to: Open Plan Living/Dining Room with fitted Kitchen, Hallway, Double Bedroom and Bathroom. The property also benefits from electric heating and UPVC Double Glazing. Viewing is recommended to appreciate the standard of accommodation on offer.

### OUTSIDE

There is no outside space with this property. On street parking is available within the local area.

### RENT AND DEPOSIT

Rent £625.00 Per Calendar Month, Deposit £720.00

### VIEWING

By prior appointment through Mundys.

### 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/>

### TENANCY TERM

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.



- Desirable Village Location
- 1st Floor Apartment
- Excellent Condition
- 1 Double Bedroom
- Open Plan Living Area
- Fitted Kitchen
- Modern Bathroom
- Viewing Recommended
- On Street Parking
- EPC Rating E

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LN2 1JB

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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.