



The Rectory, 6 Simons Close

Donington-on-Bain, Louth, LN11 9TX

£1,200 pcm

This is a Spacious 5 Bedroomed Detached Family Home in the picturesque village of Donington on Bain, in the East Lindsey district of Lincolnshire. Located approximately 6 miles south-west from Louth and approx. 20 miles North East of Lincoln. Available now, the property briefly comprises of Porch, Entrance Hall, Downstairs WC, Kitchen Breakfast Room, separate Utility Room, Dining Room, Lounge and an additional Reception Room. To the first floor are five Bedrooms, the master with En-Suite and an additional family Bathroom. The property also benefits from a large Garden, Driveway and Double Garage.





LOCATION

Donington-on-Bain is a wonderful rural village situated approx. 6 miles from the larger market towns of Louth and Horncastle, whilst also offering a wealth of local amenities such as renowned village Primary School, Playing Field, Village Hall, Post Office, Tea Room, Public House (The Black Horse) and Village Shop.

ACCOMMODATION

The internal accommodation briefly comprises of Entrance Porch, Downstairs WC, Hallway, Breakfast Kitchen with separate Utility Room, Lounge with feature fireplace and Dining Room with patio doors leading to the Rear Garden. The First Floor Landing leading to Master Bedroom with En-suite shower room. Bedrooms 2 and 3 with wardrobes, Bedrooms 4 and 5 and a Family Bathroom.

OUTSIDE

The property sits on an especially large plot with a stunning rear Garden, Driveway and Detached Double Garage.



Heating Type - Oil Central Heating.

TENANCY TERM

The property is to be let with an initial fix term of 6 months.

RENT AND DEPOSIT

Rent £1,200 Per Calendar Month. Deposit £1,380 /Equal to 5 weeks rent.

ADDITIONAL FEES

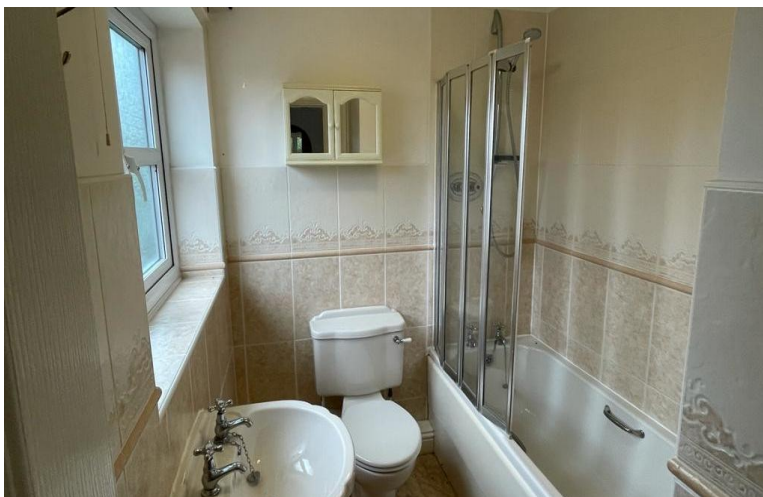
There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website; <https://mundys.net/help/lettings-fees-information-for-tenants/>

VIEWINGS

By prior appointment through Mundys.



- Five Bedroom Detached House
- Village Location Close to Louth
- Three Reception Rooms
- Detached Double Garage
- Driveway Offering Off Road Parking
- Stunning Gardens & Views
- En-suite & Family Bathroom
- 6 Month Fixed Term Initially
- EPC Energy Rating - D
- Council Tax Band - F





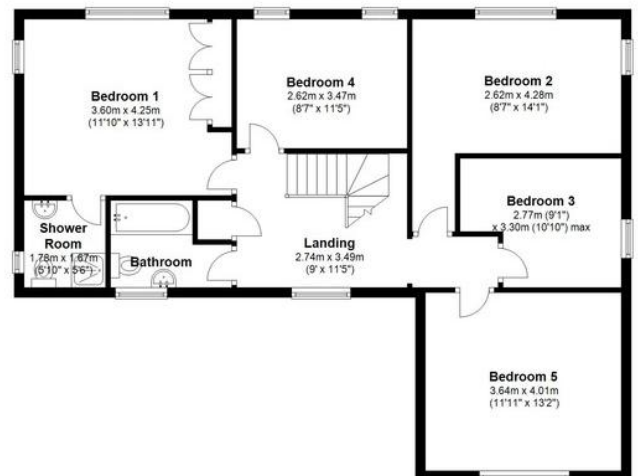
Ground Floor

Approx. 100.1 sq. metres (1077.0 sq. feet)



First Floor

Approx. 80.8 sq. metres (869.6 sq. feet)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.
Plan produced using PlanUp.

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.

