



## The Rectory, Normanby Road

Stow, Lincoln, LN1 2DF

**£1,250pcm**

The property benefits from well-presented internal accommodation including three Reception Rooms, four Bedrooms, Family Bathroom, Shower Room and Ground Floor WC, Kitchen with Utility Area/Pantry. The property also benefits from a large plot with gated driveway, Garage, front and rear gardens. Viewing is highly recommended to appreciate the standard of accommodation on offer.



### LOCATION

The property is located within the popular village of Stow, conveniently located between Gainsborough and Lincoln. A small range of local amenities area available within the village of Stow and neighbouring villages of Sturton By Stow, Ingham and Saxilby. A full range of services and facilities are available in Lincoln City Centre and Gainsborough Town Centre.

### ACCOMMODATION

The property provides well-presented internal accommodation briefly comprising of Entrance Hall, WC, Family Room with feature fireplace, Hallway leading to Lounge with feature fireplace, Dining Room and Kitchen with Pantry off. Stairs and First Floor Landing leading to Bedroom 1 with built-in wardrobes, Bedroom 2 with hand basin, Bedroom 3 with built-in wardrobes, Bedroom 4, Shower Room/WC combined and a Family Bathroom. The property also benefits from gas central heating and UPVC double glazing.

### OUTSIDE

The property occupies a large plot with a gated driveway providing access to the property and a Single Garage. The front and rear garden are principally laid to lawn with a range of beds and borders comprising a mixture of flowers, shrubs, bushes and trees. A paved seating area is present to the rear elevation of the property.

\*The property has been affected by Japanese Knotweed, more information can be provided upon request.\*

### RENT AND DEPOSIT

The asking Rent for the property is £1,250 per calendar month and the Tenancy Deposit is £1,440 (equal to 5 weeks' rent).

### TENANCY TERM

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

### 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.

- Available Now
- 4 Bedrooms
- Lounge, Dining Room & Family Room
- Bathroom & Shower Room
- Driveway & Garage
- Large Plot
- Front & Rear Gardens
- 6 Month Fixed Term Only
- Council Tax Band - F
- EPC Energy Rating - E



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.