



## The Lodge, West St

Wellingore, Lincoln, LN5 0JA

**£950 pcm**

A beautifully quaint Cottage in the heart of Wellingore, located approx. 12 miles to the South of Lincoln. The property has been fully renovated retaining some original features. The property briefly comprises; Entrance Hall, Lounge, brand new Kitchen Diner, Three Bedrooms and Bathroom with Shower. The property also benefits Front and extensive rear Gardens.



#### **ACCOMMODATION**

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#### **OUTSIDE**

The property benefits off street Parking and a large rear Garden with grassed area, shrubs and fruit trees. There is also a large outhouse.

#### **LOCATION**

Wellingore is a medium-sized village which, with the nearby village of Navenby, offers a wide range of local facilities including Schools, Shops and Public Houses and Bus Services into Lincoln and Grantham. For more information, please visit the Navenby Guide: [www.mundys.net/area-guide/navenby](http://www.mundys.net/area-guide/navenby).

#### **VIEWINGS**

By prior appointment through Mundys.

#### **TENANCY TERM**

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

#### **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/>

#### **RENT AND DEPOSIT**

Rent £950.00 Per Calendar Month, Deposit £1095.00



- Two Bedroom Cottage
- Fully Renovated Interior
- Quaint Interior
- Village Location 12 Miles from Lincoln
- Front and Rear Gardens
- EPC Rating - E
- Council Tax Band TBC
- Viewing Recommended

**Museum Court**  
**Grantham Street**  
**Lincoln**  
**LN2 1JB**

**[www.mundys.net](http://www.mundys.net)**  
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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.