



37 Waterford Lane

Cherry Willingham, Lincoln, LN3 4AN

£1,400 pcm

EXECUTIVE FAMILY HOME boasts High Specification fittings, including underfloor heating, NEFF Kitchen appliances and Quartz work surfaces. The property also benefits from 5 x 5 meter Lounge, 8 x 6 meter Living - Dining Kitchen with concertina doors to the rear Garden, 4 Bedrooms En Suite & Family Bathroom. Viewing of this property is required to appreciate the size and standard of the accommodation on offer. Sorry, no pets permitted.



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LOCATION

The property is well located in the pleasant village of Cherry Willingham and is within close proximity to local shops, primary school and amenities in the Village. Lincoln City Centre and the Carlton Shopping Centre are also easily accessible via road or the regular bus services.

ACCOMMODATION

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OUTSIDE

There are gardens to both the front and rear. Front garden with small lawned area and an extensive block paved driveway providing off road parking for vehicles and giving access to the Integral Garage. There is side gated access leading to the good sized rear garden with an extensive lawned area and patio area.

RENT AND DEPOSIT

The asking Rent is £1,400 PCM and the Tenancy Deposit is £1,615/ equal to 5 weeks rent.

VIEWING

By prior appointment through Mundys.

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/>

TENANCY TERMS

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

- Modern Detached Family Home
- 4 Bedrooms, En-Suite & Family Bathroom
- Excellent Open Plan Living/Dining/Kitchen Area
- 5 x 5 meter Lounge
- Desirable Village Location
- Gardens, Driveway & Garage
- Under Floor Heating & uPVC D/G
- Concertina Doors to Rear Garden
- EPC Energy Rating - B
- Council Tax Band - E



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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 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.

