



Bar Lane

Waddington, Lincoln, LN5 9SA

£895 pcm

Close to RAF Waddington, this is a beautiful 3 bedroom home located in the heart of the Village. The property benefits from Entrance Hall, Lounge, Kitchen / Dining Room with French doors to the Garden. To the first floor are Three Bedrooms, En-Suite Shower and built-in wardrobes to master and additional Family Bathroom. The property also benefits from an enclosed Garden and Off Road Parking. Viewing is Recommended.



LOCATION

The property is centrally located within the desirable village of Waddington. Waddington is situated approximately 6 miles south of Lincoln City centre. The property benefits from easy access to the A17, A607, Lincoln City centre and RAF Waddington, Cranwell & Digby. A range of local amenities are available in the village, including: medical practice, shops and pubs. A full range of services and facilities are available in Lincoln City centre.

ACCOMMODATION

The property benefits from well presented internal accommodation, briefly comprising of Entrance Hall, Lounge, WC, Kitchen / Dining Room with French doors to the Garden, Stairs and Landing, Bedroom 1 with built-in wardrobes and En-Suite Shower Room, Bedroom 2 with built in wardrobes, Bedroom 3 and Family Bathroom. The property also benefits from Double Glazing and Gas Central Heating.

OUTSIDE

A rear garden is principally laid to lawn and there is an allocated parking space.

RENT AND DEPOSIT

The asking Rent for the property is £895 Per Calendar Month. The tenancy Deposit of £1,030/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/additional-fees/>

TENANCY TERM

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



- 3 Bedrooms
- Spacious Living Room
- Kitchen / Dining Room
- En-Suite Shower Room
- Enclosed Rear Garden
- Off Road Parking
- Desirable Village Location
- Sorry, No Pets
- Council Tax Band - B
- EPC Energy Rating - B