



Nettleham Field Farmhouse, Lincoln Road

Nettleham, Lincoln, LN2 2NG



Book a Viewing!

£1750 PCM

SPACIOUS PROPERTY, EARLY VIEWING REQUIRED!

Boasting countryside views to Lincoln Cathedral, this family property occupies a large plot and provides internal accommodation including: 5 Bedrooms and 4 Reception Rooms. The property also benefits from Basement, Outbuildings, mature Gardens and Parking.





EPC RATING – E

COUNCIL TAX BAND – G.

LOCAL AUTHORITY - West Lindsey District Council.

VIEWINGS - By prior appointment through Mundys.

Nettleham Field Farmhouse is available now and an early viewing is highly recommended to appreciate the size of the property on offer. The internal accommodation includes: 5 Bedrooms, 4 Reception Rooms, Breakfast Kitchen, Utility & 2 Bathrooms. The property also benefits from extensive mature grounds, outbuilding and basement. EPC Rating E.





LOCATION

The property is situated within a quaint position approximately 3 miles north of Lincoln City center. Located just off the A46, the property benefits from countryside views and views of Lincoln Cathedral. The property provides easy access to Lincoln City centre, Lincoln University and Lincoln County Hospital, and is well served by a full range of local amenities.

ACCOMMODATION

The property provides internal accommodation briefly comprising: Entrance Hall, Boot Room, Hallway, Sitting Room, Dining Room, Drawing Room, Study 1, Study 2, Breakfast Kitchen with brand new LPG range cooker, Utility & Boiler Room. Two staircases lead to the first floor landing providing access to: 5 Bedrooms, Separate WC & Two Bathrooms. The property also benefits from a basement, oil central heating and outbuildings. Viewing is recommended.

OUTSIDE

The property occupies a good size plot with mature gardens. Grounds to the front, side and rear of the property. A driveway provides off street parking for several vehicles.

RENT AND DEPOSIT

The asking Rent for the property is £1750.00 per calendar month and the Tenancy Deposit is £2015.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £400.00.

TENANCY TERM

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

SERVICES

The property is understood to be connected to mains electricity and water supplies. Drainage is via a septic tank and an oil fired central heating system is installed.

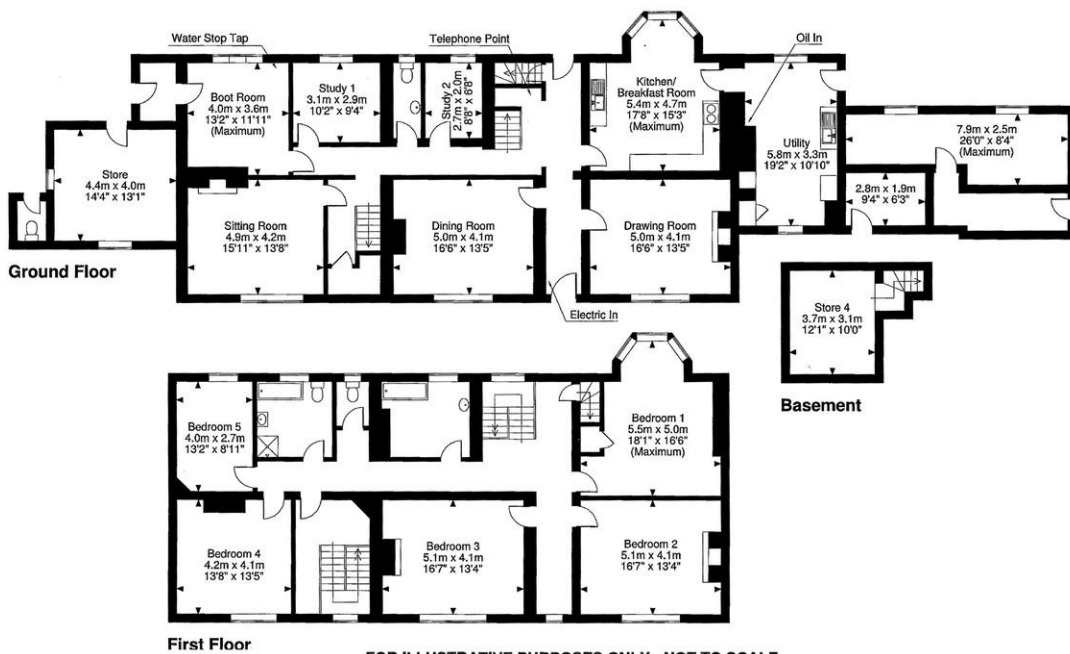
Prospective tenants are advised to make the usual enquiries in relation to the availability of phone, internet, media and other similar services.

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.



29 – 30 Silver Street
Lincoln
LN2 1AS

22 Queen Street
Market Rasen
LN8 3EH

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.

