



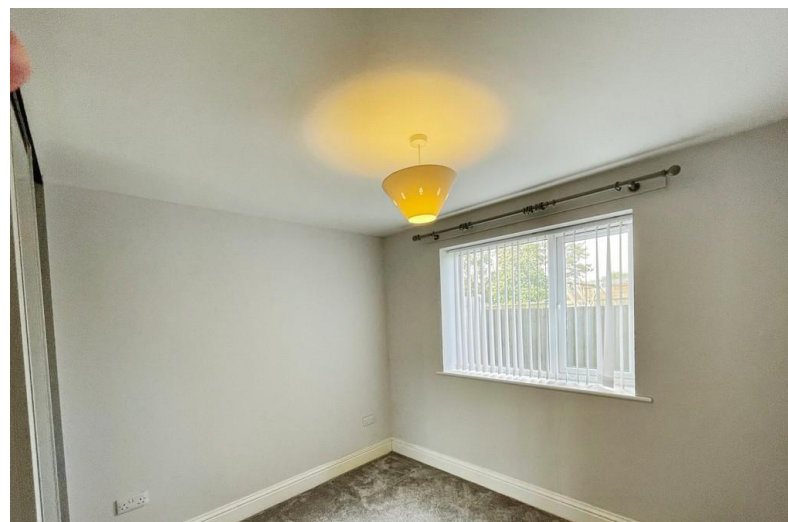
58a Wragby Road East

North Greetwell, Lincoln, LN2 4QY

£1,250 pcm

VIEWING HIGHLY RECOMMENDED!

This well presented Detached Home provides well presented accommodation including Three Bedrooms, Lounge, Kitchen, Utility, Family Bathroom and En-suite Shower Room. The property also benefits from off street parking EV charging point, underfloor heating and rear garden.



Wragby Road East, North Greetwell, Lincoln, LN2 4QY

LOCATION

The property is situated within the established village of North Greetwell to the North East of Lincoln City centre. The property provides convenient access to the A158, A46, Lincoln County Hospital and Lincoln City centre.

ACCOMMODATION

The property provides well presented internal accommodation briefly comprising of an Entrance Hall, Lounge with patio doors leading to the rear garden, Kitchen with integral fridge, freezer and dishwasher, Utility with space for washing machine and rear entrance door, Bedroom One with En-suite Shower Room off, Bedroom Two with fitted wardrobes, Bedroom Three with fitted wardrobes and Family Bathroom with four piece bathroom suite. The property also benefits from underfloor heating and double glazing. Viewing is recommended to appreciate the standard of accommodation on offer.

OUTSIDE

The property is access by a shared driveway with allocated parking to the front of the property and EV charging point. Side footpaths provide external access to an enclosed garden with a paved seating area.

RENT AND DEPOSIT

The asking Rent for the property is £1,250.00 per calendar month and the Tenancy Deposit is £1,440.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £285.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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/>

VIEWINGS

By prior appointment through Mundys.

RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Desirable Village Location
- Three Bedrooms
- Kitchen & Utility
- Integrated Fridge, Freezer and Dishwasher
- Off Street Parking & Rear Garden
- Bathroom & En-suite Shower Room
- Viewing Recommended
- Underfloor Heating
- Council Tax Band C
- EPC Rating B



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.

Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

