



206 Grantham Road

Waddington, LN5 9RZ

£950 pcm

LARGE DRIVEWAY AND GARDENS

The property briefly comprises of an Entrance Hall leading to a Lounge, Bedroom One with built-in wardrobes, Bedroom Two, Dining Kitchen with Porch area and a Family Bathroom. The property also benefits from a driveway to the side, single garage and a generous rear garden.



LOCATION

Grantham Road is situated within the popular village of Waddington, located to the South of Lincoln. The property is within easy reach of a range of local amenities including shops, supermarkets, cafés and schooling, along with regular bus routes into Lincoln City Centre. The area also offers convenient access to the A607 and A46, providing strong road links to Lincoln, Grantham and the surrounding areas.

ACCOMMODATION

An early viewing of this Two Bedroom Bungalow is highly recommended. The internal accommodation comprises of an Entrance Hall providing access to all rooms including Bedroom One with built-in wardrobes, Bedroom Two, a Family Bathroom with overhead shower, Lounge and a Dining Kitchen which leads through to a Porch providing access to the rear garden.

OUTSIDE

The property sits on a well sized plot with a large rear garden. To the front there is a substantial driveway providing off street parking along with a further hardstanding area.

RENT & DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

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.

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.

THE 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>

- Two Double Bedrooms
- Single Garage and Driveway
- Large Rear Garden
- Modern Kitchen Diner
- Popular Village Location
- Family Bathroom with Shower Overhead
- Early Viewing Recommended
- EPC Energy Rating - C
- Council Tax Band - B (North Kesteven District Council)



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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.