



3a Church Street

Nettleham, LN2 2PD

£800 pcm

FIRST FLOOR APARTMENT, AVAILABLE NOW

The property briefly comprises of Entrance Hall with stairs rising to the First Floor Living Accommodation, Open Plan Living Area with Breakfast Bar and Kitchen, Bedroom One with Jack and Jill style Bathroom leading to Bedroom Two. On street parking is available within the local area.



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LOCATION

Church Street is situated within the centre of the highly sought after village of Nettleham, located to the North East of Lincoln. The village offers a wide range of amenities including a Co-op Foodstore, independent shops, cafes, public houses, takeaways, doctors' surgery and well regarded schooling. The property is conveniently positioned for access to Lincoln City Centre and Lincoln County Hospital via the A46 and nearby road networks. Nettleham also benefits from regular bus routes and surrounding countryside walks.

ACCOMMODATION

This First Floor Apartment boasts internal accommodation briefly comprising of an Entrance Hall and Stairwell leading to an Open Plan Living Area, fitted Kitchen with Breakfast Bar, integral Fridge and Freezer and Storage Cupboard/Pantry. There is also Bedroom One, Bedroom Two and a Jack and Jill Family Bathroom fitted with WC, wash hand basin and bath with shower overhead.

OUTSIDE

On street parking is available within the local area. There is no additional external space included with the property.

RENT AND DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

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 was implemented in May 2026 and affects 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>

- Apartment Available Now
- Two Bedroom Apartment
- Jack and Jill Family Bathroom
- Open Plan Living Area
- Fitted Kitchen with Breakfast Bar
- Integral Fridge and Freezer
- Desirable Village Location
- Charming Character Features
- EPC Energy Rating - D
- Council Tax Band - A (West Lindsey 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.

