



36 Baker Drive

Nettleham, Lincoln, LN2 2FR

£950 pcm

BENEFIT FROM REDUCED ENERGY COSTS WITH SOLAR PANELS!

Early viewing of this well presented FURNISHED Bungalow is required. The property also boasts a Conservatory, Rear Garden and a Driveway.



LOCATION

The property is situated within the established residential village of Nettleham, located approximately three miles north of Lincoln City Centre. The property benefits from easy access to a good range of local amenities including shops, schools and leisure facilities. A full range of services and facilities are available within Lincoln City Centre.

ACCOMMODATION

Entrance Hall with storage cupboard, Living Room, Fitted Kitchen / Dining Room with patio doors leading to Conservatory, Two Bedrooms and a Bathroom.

OUTSIDE

The property benefits from a small area of lawn to the front and a driveway providing off road parking. To the rear there is an enclosed garden which is mainly laid to lawn with a paved seating area and sun deck.

AGENTS NOTE

The property benefits from solar panels reducing the energy costs to the occupant.

RENT AND 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 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>

- Two Bedroom Bungalow
- Modern Kitchen / Dining Room
- Conservatory
- Rear Garden & Driveway
- Sought After Village Location
- Solar Panels
- Furnished Property
- Council Tax Band - B (West Lindsay District Council)
- EPC Energy 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 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.