

**Mainwaring Close, Dunholme** 



## Mainwaring Close, Dunholme

Bungalow - Detached 3 Bedrooms, 3 Bathroom

£1,100 Per Month

Date Available: 10th November

2024

Deposit: £1,269

المحاملة السماما

- Desirable Village Location
- Spacious Detached Bungalow
- Walking Distance to Village Store
- Modern Shower Room
- Open Plan Lounge Diner
- · Utility Area and Cloakroom
- Single Garage
- Driveway Parking

Three bedroom detached bungalow enjoying a prime position in the heart of the village of Dunholme. Positioned for easy access to the Cooperative village store and to the nearby village of Welton, benefitting from a range of amenities and the William Farr secondary school.







Three bedroom detached bungalow enjoying a prime position in the heart of the village of Dunholme. Positioned for easy access to the Cooperative village store and to the nearby village of Welton, benefitting from a range of amenities and the William Farr secondary school.

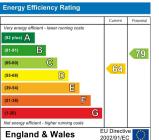
Comprising internally of an entrance hall, three bedrooms, modern shower room, kitchen, spacious lounge diner, utility area and a cloakroom. Externally there is a single garage, front and rear gardens plus a driveway for off road parking.

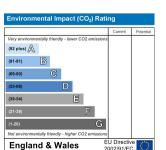
Unfortunately we cannot accept smokers or pets on this property.

Length of tenancy - 12 months initial tenancy, long term tenancy available
Council tax band - C - West Lindsey District
Council

Mobile (based on calls indoors) / O2 / EE / Three/ Vodafone Broadband (estimated speeds) Standard 15 mbps Superfast 80 mbps Ultrafast 1000 mbps

Satellite & Cable TV Availability- BT / Sky / Virgin













Martin & Co Lincoln Lettings 33 The Forum, North Hykeham, Lincoln, Lincolnshire, LN6 8HW 01522 503727 . lincoln@martinco.com

01522 503727 http://www.martinco.com



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not tested: The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

