



Mainwaring Close, Dunholme

£1,100 Per Month


MARTIN & CO

Mainwaring Close, Dunholme

Bungalow - Detached
3 Bedrooms, 3 Bathroom

£1,100 Per Month

Date Available: 10th November
2024

Deposit: £1,269

Unfurnished

- 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.



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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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	79
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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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.

