

31 The Green

Ingham, Lincoln, LN1 2XT

£895 pcm

VILLAGE LOCATION!

A Two Bedroom Cottage located in the popular village of Ingham with great views across the village green. The property briefly comprises; Entrance Hall, Open Plan Lounge Diner, Kitchen with appliances, family Bathroom with shower to the Ground Floor and to the First Floor there are Two Double Bedrooms. The property also benefits from an enclosed front Garden and seating area and additional brick built Outbuilding.





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LOCATION
The property is located in the popular village of Ingham which is located 9 Miles to the North of the Historic City of Lincoln. The area is served by some local amenities including two public houses and local primary school. The cottage sits in a unique position overlooking the popular village green.

ACCOMMODATION
The internal accommodation briefly comprises an Entrance Hall, Open Plan Lounge Diner, Kitchen with appliances and Family Bathroom with shower to the Ground Floor and to the First Floor there are Two Double Bedrooms. The property also benefits from an enclosed front Garden and seating area.

OUTSIDE
The property benefits an enclosed front Garden with patio seating area and on street parking. In addition there is a brick built outbuilding which acts as great storage.

RENT & DEPOSIT
The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1,030.00 (equal to 5 weeks' rent).

The Holding Deposit for this Property is £205.00.

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/

VIEWING
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 Cottage
- Popular Village Location
- Enclosed Front Garden
- Open Plan Lounge Diner
- Popular Village Green Position
- Fitted Kitchen
- Outbuilding to the Rear
- On Street Parking
- 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 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.

The Property Ombudsman