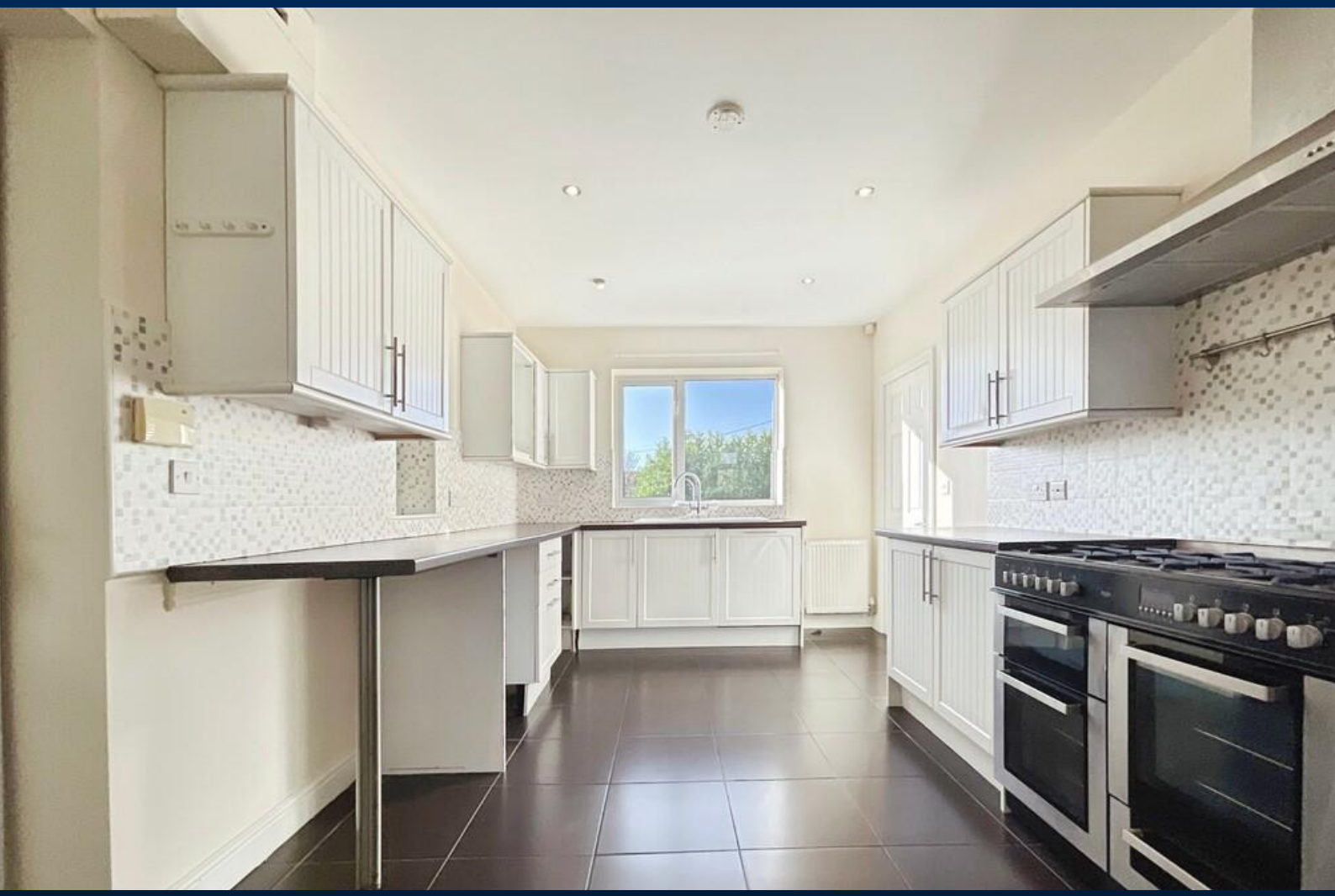


Wilton Dene, Ferry Road

Fiskerton, LN3 4HU

£1,400 pcm

LARGE DRIVEWAY, PROPERTY NOT OVERLOOKED

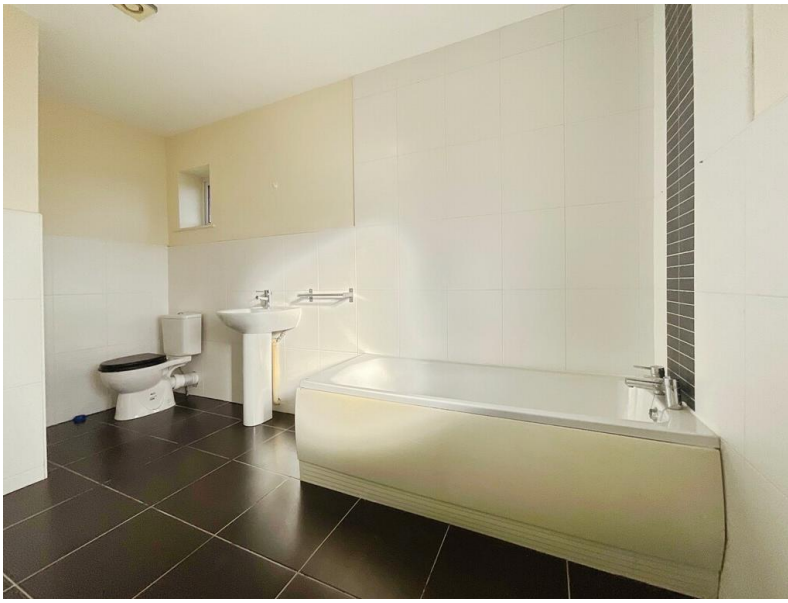
The accommodation briefly comprises an Entrance Hall, Lounge, Dining Room, Kitchen and Downstairs WC. Stairs rise to the First Floor Landing, providing access to Bedroom One with En-suite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom with Bath and Separate Shower. Outside, the property benefits from a Generous Rear Garden.





Wilton Dene, Ferry Road, Fiskerton, LN3 4HU

LOCATION
Wilton Dene is situated on Ferry Road in the village of Fiskerton, approximately five miles east of Lincoln. Fiskerton is a well-established village with a range of local amenities, including a Convenience Store, Public House, Village Hall, Church and Primary School. The village also offers access to the surrounding countryside, with walking routes along the River Witham and through the nearby Lincolnshire Limewoods. Lincoln City Centre is within easy reach, with regular bus services connecting the village to the City and its wider range of shopping, dining and leisure facilities. Ferry Road also provides access towards Bardney and the surrounding rural villages.



ACCOMMODATION
This spacious family home is available now and offers well proportioned accommodation arranged over two floors. The Entrance Hall leads through to the Lounge, which benefits from Patio Doors opening onto the Rear Garden. There is a separate Dining Room, Spacious Kitchen and additional Lean-to Area, while a Downstairs WC completes the Ground Floor accommodation. Stairs rise to the First Floor Landing, providing access to Bedroom One, which benefits from an En-suite Shower Room, Bedroom Two, Bedroom Three and Bedroom Four. The Family Bathroom is also located on this floor and is fitted with both a Bath and Separate Shower.



OUTSIDE
Set within a Generously Sized Plot, the property benefits from a Large Driveway providing Ample Off-Street Parking and Garden Areas to both the Front and Rear. The Rear Garden offers a high degree of privacy, with the property not being directly overlooked.

RENT AND DEPOSIT
The asking Rent for the property is £1,400.00 per calendar month and the Tenancy Deposit is £1,615.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £320.00.

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



- Enclosed Rear Garden
- Four Double Bedrooms
- Property Available Now
- En-suite to Bedroom One
- Two Reception Rooms
- Property Not Overlooked
- Bathroom with Bath and Separate Shower
- Extended Driveway to the Front
- EPC Energy Rating - D
- Council Tax Band - C (West Lindsey District Council)

Museum Court
Grantham Street
Lincoln
LN2 1JB

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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