



20 Maple Drive
Sudbrooke, Lincoln, LN2 2YE

£950 pcm

POPULAR VILLAGE LOCATION!

This three storey townhouse has internal accommodation comprising of ; Entrance Hall, WC, Kitchen, Lounge. Bedroom One, Bedroom Two. Family Bathroom. Third Bedroom to the Third Floor and En-Suite Shower Room



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DESCRIPTION

Viewing of this well-presented home is required to appreciate the size and standard of the accommodation on offer. The property provides well-presented living accommodation briefly comprising of Entrance Hallway, WC, Kitchen, Lounge and First Floor Landing leading to two Bedrooms and Bathroom and stairs to the Second Floor Landing with Bedroom One and En-suite Shower Room.

LOCATION

The property is situated within the established residential village of Sudbrooke, located approximately 4 miles northeast of Lincoln City Centre. The property provides easy access to Lincoln City Centre, the Lincoln Eastern Bypass and access to a range of local amenities including shops, schools, leisure facilities and supermarkets.

ACCOMMODATION

The property provides well-presented internal accommodation briefly comprising of Entrance Hall, WC, fitted Kitchen with integral fridge freezer and Lounge with Patio doors to the rear garden. Stairs and First Floor Landing leading to Bedroom 2, Bedroom 3 and a Family Bathroom. Stairs and Second Floor Landing leading with Storage Cupboard and Main Bedroom with built-in Wardrobes and En-suite Shower Room. The property also benefits from gas central heating and UPVC double glazing. Viewing of the property is highly recommended to appreciate the standard of accommodation on offer.

OUTSIDE

To the rear of the property there is a patio seating area and lawned garden. A separate driveway providing off road parking and access to the Single Garage.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1095.00 (equal to 5 weeks' rent).

TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/ fixed term unless negotiated otherwise.

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/help/lettings-fees-information-for-tenants/>

VIEWINGS

By prior appointment through Mundys.

- **Modern Town House**
- **Well Presented Accommodation**
- **Three Bedrooms**
- **Bathroom, En-Suite Shower Room & WC**
- **Driveway & Garage**
- **Property Available Now**
- **Desirable Village Location**
- **Viewing Highly Recommended**
- **EPC Energy Rating - C**
- **Council Tax Band - B**



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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 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.

