



24 Westbrooke Road

Lincoln, LN6 7TB

£995 pcm

Built by Chestnut Homes, this modern home has been finished to a high standard throughout and offers excellent accommodation briefly comprising of ; Kitchen Diner, Lounge, Family Bathroom and Two Double Bedrooms. Outside there is a Single Garage and enclosed rear Garden.



LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.

ACCOMMODATION

On entering the property you are presented with a modern kitchen with integrated oven, hob and extractor, space for fridge/freezer and space and plumbing for a washing machine and dishwasher. A cloakroom and spacious living / dining room with under stairs storage and French doors leading to the garden complete the ground floor. The stairs from the living room lead to the first floor where you will find a double bedroom to the rear of the property which benefits from double built in wardrobes with glass fronted sliding doors, a single bedroom to the front and a bathroom comprising a panelled bath with shower over and glass shower screen, wash hand basin with vanity cupboard under and a low level WC.

OUTSIDE

Externally, there is a driveway leading to a single garage and an enclosed rear garden, which is mainly laid to lawn.

RENT AND DEPOSIT

The asking Rent for the property is £995.00 per calendar month and the Tenancy Deposit is £1,145.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00

TENANCY TERM

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

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.

- Two Bedrooms
- Modern Kitchen
- Living / Dining Room
- Good Sized Master Bedroom
- Low Maintenance Rear Garden
- Single Garage & Driveway
- Sought After Location
- Sorry, No Pets
- Council Tax Band - A
- EPC Energy Rating - 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.