



**35 Boswell Drive**

Lincoln, LN6 7LD

**£800 pcm**

**SINGLE GARAGE AND GARDENS!**

Viewing of this well-presented property is highly recommended. This first floor apartment boasts spacious internal accommodation including Entrance Hall, Lounge, Modern Kitchen, Bedroom 1, Bedroom 2 and Family Bathroom. The property also benefits from a driveway, garage and gardens.



## Boswell Drive, Lincoln, LN6 7LD

### LOCATION

The property is situated within an established residential area to the south of the Cathedral City of Lincoln. The property has access to a good range of local amenities including shops, schooling, leisure facilities and supermarkets. A full range of services and facilities are available within Lincoln City Centre.

### ACCOMMODATION

The property provides internal accommodation briefly comprising of Entrance Hall and Stairwell, Landing and Hallway, Lounge with feature fireplace, fitted Kitchen, Bedroom 1, Bedroom 2 with built-in wardrobes and a Family Bathroom. The property also benefits from gas central heating and UPVC double glazing. Viewing is highly recommended to appreciate the standard of accommodation on offer.

### OUTSIDE

The property has the benefit of a front garden which is principally laid to lawn and a side garden with a paved seating area with beds and borders comprising a mixture of shrubs and bushes. The property also benefits from a driveway and single garage.

### RENT AND DEPOSIT

Rent £800.00 Per Calendar Month. Deposit £920.00/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.

### VIEWINGS

By prior appointment through Mundys.

### 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/>

- **First Floor Apartment**
- **Spacious Lounge**
- **Two Double Bedrooms**
- **Family Bathroom**
- **Off road parking and Garage**
- **Modern Kitchen**
- **Gas Central Heating**
- **Viewing Highly Recommended**
- **EPC Rating - B**
- **Council Tax Band - D**



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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 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.

