



47 Sleaford Road

Branston, Lincoln, LN4 1LL

£800 pcm

ALLOCATED PARKING!

This charming stone fronted home briefly comprises of Entrance Hall, WC, Kitchen, Lounge, Stairs to First Floor Landing, Bedroom One, Bedroom Two and Modern Bathroom with Bath with Shower over. There is a Private Rear Garden and Allocated Parking.



LOCATION

The property is well located in the very popular village of Branston, lying approx. 4 miles south of the historic Cathedral and University City of Lincoln. The village features local shops, a co-op, schooling and other amenities. Further schooling and other facilities are available in the adjoining villages of Heighington and Washingborough. Central Lincoln has the usual High Street shops and department stores, banking, allied facilities, multiplex cinema, marina and art gallery. The famous steep hill leads to the Uphill Area with Lincoln Cathedral and Castle.

ACCOMMODATION

This charming stone fronted home briefly comprises of Entrance Hall, WC, Kitchen, Lounge, Stairs to First Floor Landing, Bedroom One, Bedroom Two and Modern Bathroom with Bath and Shower overhead.

OUTSIDE

There is a Private Rear Garden and Allocated Parking.

RENT AND DEPOSIT

The asking Rent for the property is £800 per calendar month and the Tenancy Deposit is £920 (equal to 5 weeks' rent).

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/>

VIEWING

By prior appointment through Mundys.

- **Two Double Bedrooms**
- **Spacious Lounge**
- **Bathroom with Bath and Shower Overhead**
- **Garden with Shed**
- **Allocated Parking**
- **Immaculate Condition**
- **EPC Energy Rating - C**
- **Council Tax Band - A (North Kesteven District Council)**
- **Popular Village Location**
- **Viewing Recommended**

