



55 Westbrooke Place

Lincoln, LN6 7GS

£1,150 pcm

SINGLE GARAGE!

Located in the popular LN6 development, just a short distance from the City Centre is this detached family home. The property benefits from a modern Kitchen/Dining room, Three Bedrooms, En-Suite Shower Room and an Enclosed Garden.



LOCATION

The property is located to the South of the City of Lincoln, just off Boultham Park Road and being close to a wide range of local shops and amenities. Excellent facilities are available to the South of City, including all grades of schooling, shops, superstores, leisure facilities and there is a regular bus service into the City Centre.

ACCOMMODATION

The ground floor accommodation comprises of an Entrance Hall, Cloakroom/WC, Spacious Living Room with French doors leading to the garden and a modern Kitchen / Dining Room with built in electric oven, four ring gas hob with extractor over, fridge / freezer and space and plumbing for a washing machine. On the first floor there is a Master Bedroom with built in wardrobes and an En-Suite Shower Room, further Double Bedroom with built in wardrobes, a Single Bedroom and a Family Bathroom.

OUTSIDE

To the front elevation there is a small area of lawn and a driveway leading to a single garage. To the rear there is an enclosed garden which is predominately laid to lawn.

RENT AND DEPOSIT

The asking Rent for the property is £1,150.00 per calendar month and the Tenancy Deposit is £1,325.00 (equal to 5 weeks' rent).

TENANCY TERM

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

VIEWING

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/>

- **3 Bedrooms**
- **Modern Kitchen/Dining Room**
- **En-Suite Shower Room**
- **Enclosed Rear Garden**
- **Driveway & Garage**
- **Popular Location**
- **Double Glazing**
- **Gas Central Heating**
- **Council Tax Band - C**
- **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 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.