



75 Larne Road

Lincoln, LN5 9TP

£800 pcm

WELL PRESENTED, VIEWING HIGHLY RECOMMENDED!

Situated within a desirable location to the South of the City of Lincoln, this well-presented property provides internal accommodation including; Entrance Porch, Entrance Hall, Kitchen, Lounge/Dining Room and Conservatory. Stairs and First Floor Landing leading to Bedroom One, Bedroom Two and Family Bathroom. The property also benefits from Gas Central Heating, UPVC Double Glazing, Single Garage and Front and Rear Gardens.



LOCATION

The property is situated in an established residential area to the South of the Cathedral City of Lincoln. The property benefits from access to a good range of local amenities, with a full range of services and facilities available within Lincoln City Centre.

ACCOMMODATION

The internal accommodation briefly comprises; Entrance Porch, Entrance Hall, Fitted Kitchen, Lounge/Dining Room with Under-Stairs Cupboard off, Conservatory with Patio Door leading to Rear Garden. Stairs and First Floor Landing with Airing Cupboard off, Bedroom One with Storage Cupboard off, Bedroom Two and Family Bathroom/WC combined. The property also benefits from Gas Central Heating and UPVC Double Glazing. Viewing is recommended to appreciate the standard of accommodation on offer.

OUTSIDE

The property benefits from a Front and good size Rear Garden. At the foot of the Rear Garden there is a paved seating area which is principally laid to lawn with a further seating area located to the head of the plot. A Single Garage is located within a block of garages a short distance from the property. On street parking is also available within the local area.

RENT AND DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £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.

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.

- **Desirable Location**
- **Good Access to Local Amenities**
- **Well Presented Home**
- **2 Bedrooms**
- **Living Room & Conservatory**
- **Good Sized Rear Garden**
- **Single Garage**
- **Viewing Recommended**
- **Council Tax Band A**
- **EPC Rating TBC**

