



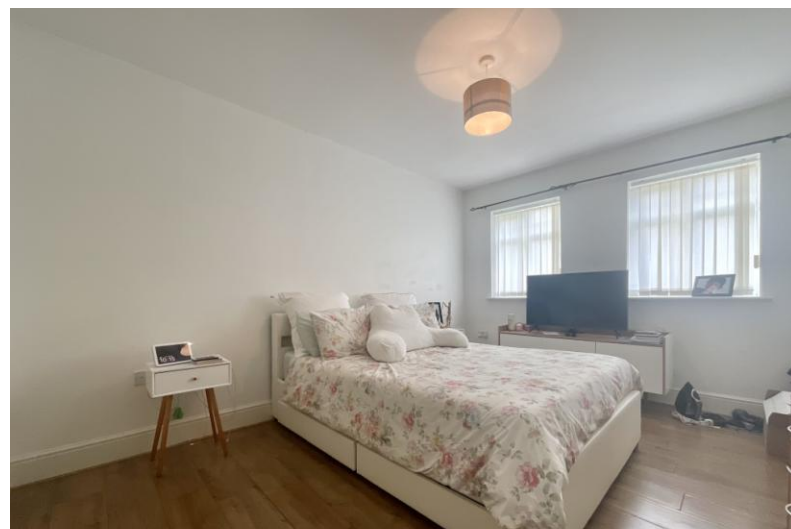
12 Kirkstall Close

Lincoln, LN2 4GN

£1,100 pcm

FAMILY HOME!

Internal accommodation briefly comprising of spacious Living Room, fully fitted Kitchen and Cloakroom/ WC. There are Four Bedrooms with the Master Bedroom having an En-Suite Shower Room along with a Family Bathroom. The property also benefits from an enclosed Garden to the rear and also a Garage and a Driveway.



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

This well-presented family home briefly comprises of; Entrance Hall, WC, Kitchen, Lounge Dining Room. To the second floor there are two double bedrooms and a family bathroom. Two further double bedrooms can be found on the third floor. To the second floor there is an en-suite shower room to Bedroom One and built in storage to Bedrooms One and Three.

OUTSIDE

Driveway, Single Garage and Enclosed Rear Garden.

RENT AND DEPOSIT

The asking Rent for the property is £1,100 per calendar month and the Tenancy Deposit is £1,265 (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/>

VIEWINGS

By prior appointment through Mundys.

- **Four Bedrooms**
- **Spacious Living Room**
- **Modern Fitted Kitchen**
- **En-Suite Shower Room**
- **Enclosed Rear Garden**
- **Garage & Driveway**
- **Popular Location**
- **Sorry, No Pets**
- **Council Tax Band - C**
- **EPC Rating - C**



Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

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.