



## 7 Sycamore Grove

Bracebridge Heath, Lincoln, LN4 2RD

**£1,100 pcm**

SUMMER HOUSE WITH ELECTRICITY! Internal accommodation to briefly comprises of; Entrance Hall, Lounge, Dining Room, Kitchen and stairs leading to three Bedrooms and family Bathroom with bath and shower overhead. Outside there is a Driveway, Garage & Summer House with electricity. Property available now!



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### LOCATION

The village of Bracebridge Heath lies approximately two miles South of the Cathedral City of Lincoln. Bracebridge Heath has its own shops including Tesco Express and Co-op, takeaways, hairdressers, a church, café, The Homestead, The Bull and The Blacksmiths Arms public houses, a petrol station and local primary and secondary schooling. Bracebridge Heath is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.

### ACCOMMODATION

Available now, an early viewing on this home is recommended. With internal accommodation comprising of Entrance Hall, Lounge leading to a separate Dining Room and Kitchen. Upstairs there are three Bedrooms, two being double in size and a family Bathroom with bath and shower overhead.

### OUTSIDE

Enclosed Rear Garden with Patio & Decking Area. Gardens are due to be maintained prior to the start of a tenancy. Driveway, Single Garage & Summer House with Electricity.

### 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).

### 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/>

### TENANCY TERM

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

### VIEWINGS

By prior appointment through Mundys.

- Three Bedrooms
- Single Garage & Driveway
- Summer House with Electric
- Property Available Now
- Kitchen & Separate Dining Room
- Gardens - to be maintained.
- Patio & Decking to the Rear.
- Council Tax Band - B
- EPC Energy Rating - C



Museum Court  
Grantham Street  
Lincoln  
LN2 1JB

[www.mundys.net](http://www.mundys.net)  
[lettings@mundys.net](mailto: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.

