



130 Yarborough Road

Lincoln, LN1 3NQ

£1,350 pcm

A large Four Bedroom Semi Detached Home located to the North of the City, within walking distance to the City Centre and County Hospital. The property has been fully redecorated and briefly comprises of Entrance Hall, Lounge, fitted Kitchen, separate Dining and Downstairs WC. To the first floor are four Bedrooms, En-suite to Bedroom 1 and additional Shower Room. The property also boasts a stunning large split level Garden, Driveway and Garage.



LOCATION

The property is located on Yarborough Road and overlooks the West Common. The property provides easy access to: Lincoln City centre, Lincoln University, The County Hospital, the Cathedral Quarter and the A46 and A57 road networks. The property is well served by a full range of local amenities.

ACCOMMODATION

The property provides well presented, spacious accommodation briefly comprising of: Entrance Hall, Lounge, Dining Room leading to Sunroom and Balcony, fitted Kitchen Diner, Rear Lobby and WC. Stairs and Landing leading to: Bedroom 1 with En-suite Shower Room off, Bedroom 2, Bedroom 3 with Balcony off, Bedroom 4, Storeroom and Family Shower Room. The property also benefits from views across the West Common, gas central heating and double glazing.

OUTSIDE

To the front of the property is a good-sized paved Driveway and Garage. To the rear of the property is a large enclosed rear Garden which is mainly laid to lawn with two patio areas and rear access to the Garage.

RENT & DEPOSIT

The asking Rent for the property is £1,350 per calendar month and the Tenancy Deposit is £1,555 (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 with Mundys



- **Four Bedroom Semi Detached House**
- **Two Reception Rooms**
- **Large Garden & Raised Patio Area**
- **Easy Access to City Centre and Hospital**
- **En-Suite to Bedroom 1**
- **Driveway & Garage**
- **Viewing Recommended**
- **Council Tax Band - D (Lincoln City Council)**
- **EPC Energy Rating - D**
- **Sorry, No Pets**