



30 Hunt Lea Avenue

Lincoln, LN6 7XA

£1,100 pcm

SPACIOUS FAMILY HOME

Briefly comprising of ; Entrance Hall, WC, Kitchen Utility, Lounge Diner. Upstairs there are three bedrooms and a family bathroom with shower over the bath. Driveway to the Front & Gardens to the Rear. Available Now!



ACCOMMODATION

This deceptively spacious three-bedroom home is available now and has internal accommodation comprising of; Entrance Hall, leading to the downstairs WC, Spacious Kitchen and separate utility area. To the Front there is a lounge which is open plan with the dining area to the rear. Upstairs there are three bedrooms and a family bathroom with shower overhead. An early viewing is advised.

LOCATION

Hunt Lea Avenue is located just off Boultham Park Road, a short distance to the south of the historic City of Lincoln. The local area is served by a wide range of local amenities including shops, schools and good transport links.

OUTSIDE

Driveway to the Front, Enclosed Garden and Patio to the Rear.

RENT AND DEPOSIT

The asking Rent for the property is £1100 per calendar month and the Tenancy Deposit is £1265 (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.

- **Three Bedrooms - Semi Detached**
- **Kitchen and Separate Utility**
- **Open Plan Living / Dining Room**
- **Enclosed Rear Garden with Shed**
- **Driveway to the Front**
- **Property Available Now**
- **Bathroom with Shower Overhead**
- **Energy Rating C**
- **Council Tax Band B**
- **Viewing Highly Recommended**

