



Bramble Lodge, 4 Grange Lane

Heighington, Lincoln, LN4 1QN

£1950 pcm

GARDENING INCLUDED!

Property briefly comprises of ; Three Reception Rooms, Breakfast Kitchen, Bathroom, En-suite Shower Room and Four Bedrooms. All furniture photographed included in let. Garage, Driveway, Office and Summer House to the Rear.



LOCATION

The property is situated within the desirable village of Heighington. With good access to a range of shops, schools and leisure facilities. A full range of services and facilities are available within Lincoln City Centre.

INTERNAL ACCOMMODATION

This home has internal accommodation comprising of; Three Reception Rooms, Kitchen Diner with Garden Room, Utility Room and Downstairs WC. Upstairs there are four Bedrooms, Bedroom one having an En-Suite Shower Room and Bedrooms two, three and four having built in wardrobes. The Family Bathroom has both bath and a separate shower. Please note all furniture photographed would be included with a let.

OUTSIDE

The property boasts well maintained gardens to the front, sides and rear, complete with pergola, water feature, seating area and a detached Summer House. A detached Office is fitted with electricity and lighting - perfect for homeworking. There is also a gravel Driveway to the front of the property which provides access to the property, a Detached Double Garage and Parking. Full gardening services are included.

RENT & DEPOSIT

The asking Rent for the property is £1950.00 per calendar month and the Tenancy Deposit is £2250.00 (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/help/lettings-fees-information-for-tenants/>

VIEWINGS

Viewing of the property is highly recommended and strictly by prior appointment through Mundys.

- Beautifully Presented Family Home
- Four Bedrooms & Three Reception Room
- WC, En-Suite & Family Bathroom
- Summer House & Office
- Breakfast Kitchen & Conservatory
- Driveway & Double Garage
- Photographed Furniture Included
- EPC Energy Rating - C
- Council Tax Band - F
- Viewing Highly Recommended

