



2 Robertson Road

North Hykeham, Lincoln, LN6 8NN

£900 pcm

SINGLE GARAGE – DRIVEWAY

The property benefits from internal accommodation comprising; Entrance Hall, Open Plan Lounge Diner, Modern Kitchen, Two Bedrooms & Bathroom with Shower.



LOCATION

The property is well located within the popular residential area of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.

ACCOMMODATION

The internal accommodation has been recently redecorated throughout and briefly comprises; Entrance Hall, modern Kitchen, open plan Lounge Diner, Bathroom with shower and two Bedrooms.

OUTSIDE

The property benefits from a gated front Garden, side Garden & Rear Patio Area. With a Single Garage and Driveway to the right-hand aspect. Viewing is highly recommended.

RENT AND DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1035.00 (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.

- **Two Bedroom Detached Bungalow**
- **Single Garage & Driveway**
- **Open Plan Lounge Diner**
- **Modern Kitchen**
- **Bathroom with Shower**
- **Front, Side and Rear Gardens**
- **Council Tax Band - B**
- **Gas Central Heating**
- **EPC Rating D**
- **Viewing Highly Recommended**



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.