



7 Salters Close

Bracebridge Heath, Lincoln, LN4 2UB

£995 pcm

SINGLE GARAGE - EN SUITE SHOWER ROOM!

Property briefly comprises of ; Entrance Hall, WC, Lounge, Dining Room, Kitchen. Upstairs there are three Bedrooms, Bedroom one having an En-Suite Shower Room and a Family Bathroom with bath and shower overhead.



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 has a direct bus route into Lincoln City Centre.

ACCOMMODATION

Internally this home has accommodation comprising of; Entrance Hall, WC, leading to Lounge with access to the Stairs leading to the First Floor Landing. Spacious Kitchen Diner, with access to the Rear Garden. Upstairs there are three Bedrooms, Bedroom One has a En-Suite Shower Room and Built in Storage. Family Bathroom with bath and shower overhead.

OUTSIDE

Single Garage, Driveway and Enclosed Rear Garden with Patio Area.

RENT AND DEPOSIT

The asking Rent for the property is £995.00 per calendar month and the Tenancy Deposit is £1145.00 (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/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

- **En-Suite to Bedroom One**
- **Bathroom with Shower Overhead**
- **Single Garage - Driveway**
- **Spacious Dining Kitchen**
- **Rear Garden and Patio Area**
- **Built in Storage to Bedroom One**
- **Downstairs WC**
- **EPC Energy Rating - D**
- **Council Tax Band - C (North Kesteven District Council)**
- **Gas Central Heating**

