



**14 Lupin Road**

Lincoln, LN2 4GD

**£895 pcm**

**MODERN FITTED KITCHEN**

Briefly comprises of ; Entrance Hall, Lounge, Kitchen Diner. Upstairs there are Two Double Bedrooms, a Family Bathroom and Driveway providing parking.



### LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.

### ACCOMMODATION

Internally this property has accommodation comprising of; Entrance Hall leading to the Lounge & Kitchen Diner. Upstairs there are two Double Bedrooms with some Storage to Bedroom Two and a Family Bathroom with bath and shower overhead.

### OUTSIDE

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

### RENT AND DEPOSIT

The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1030.00 (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/>

### VIEWING

By prior appointment through Mundys.

- Two Bedroom Semi-Detached Home
- Modern Fitted Kitchen Diner
- Off Road Parking
- Enclosed Rear Garden
- Bathroom with Bath and Shower Overhead
- Popular Residential Area
- EPC Rating - C
- Council Tax Band - A
- Sorry No Pets
- Gas Central Heating

