



## 44B Greetwell Close

Lincoln, LN2 4BA

**£950 pcm**

### **REDECORATED, NEW FLOORING & AVAILABLE NOW!**

Situated close to Lincoln County Hospital and providing easy access to Lincoln City centre, this well presented property provides accommodation including: Lounge/Dining Room, Kitchen, WC, 3 Bedrooms and Bathroom. The property also benefits from Off Street Parking & Garden. Viewing is recommended.



## LOCATION

The property is situated in a desirable position to the north of the Cathedral City of Lincoln. The property is a short walk from Lincoln County Hospital and provides easy access to Cultural Quarter and Lincoln City centre. A full range of local amenities are available, including shops, schools and leisure facilities.

## ACCOMMODATION

This semi-detached property benefits from new flooring, new boiler and recent redecoration. The property provides internal accommodation briefly comprising: Entrance Hall with Airing Cupboard off, WC, Kitchen and Lounge/Dining Room with patio doors leading to the Rear Garden. Stairs and Landing leading to: Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom. The property also benefits from gas central heating and double glazing.

## OUTSIDE

The property has a single allocated parking space and a low maintenance rear garden.

## RENT AND DEPOSIT

The asking Rent for the property is £950 PCM. The Tenancy Deposit is £1095 / equal to 5 weeks Rent.

The Holding Deposit for this property is £215.00

## TENANCY TERM

The property is to be let with an initial 12-month 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.

- **Redecorated**
- **New Flooring**
- **Available Now**
- **Desirable North City Location**
- **Semi Detached House**
- **Viewing Required**
- **Low Maintenance Garden**
- **Allocated Parking**
- **EPC Rating C**
- **Council Tax Band B**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.