



4 West Hill House, Motherby Hill

Lincoln, LN1 1HD

£2,300 pcm

A stunning home situated in a prime Uphill location just off Drury Lane and within close proximity to the Bailgate and historic Cathedral Quarter of Lincoln. The property offers spacious and flexible living accommodation across three floors and benefits from magnificent views over the City of Lincoln and beyond. The accommodation briefly comprises of Ground Floor Office/Reception Room, three Bedrooms, En-suites to Bedrooms One and Two and Utility Room/Kitchen. The First Floor Landing leads to a Cloakroom, fitted Dining Kitchen, Sun Lounge, Dining Room/Snug, Garden Room, Lounge and Bedroom 4/Study. The Second Floor leads to the Cinema Room and Hot Tub Room. Outside the property benefits from landscaped communal Gardens, undercroft car parking and Studio/Gym (which was previously the garage). Viewing of the property is highly recommended to appreciate the quality and flexibility of the accommodation on offer and the stunning views.



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LOCATION

Exceptional location within the Cathedral Quarter of Lincoln and in walking distance of the Bailgate shops, Lincoln Cathedral and Castle, local restaurants, public houses and historical monuments such as Newport Arch. The location provides easy access to the City Centre, Train Station and the A46 Bypass leading to Newark, A1 and beyond.

ACCOMMODATION

The accommodation briefly comprises of Ground Floor Office/Reception Room, three Bedrooms, En-suites to Bedrooms One and Two and Utility/Kitchen. The First Floor Landing leads to a fitted Dining Kitchen, Sitting Room, Dining Room/Snug/Garden Room, Lounge, Study/Orangery. The Second Floor leads to the Cinema Room and Hot Tub Room. Outside the property benefits from landscaped communal Gardens, undercroft car parking and Studio/Gym (which was previously the garage and is currently being used as a Gym).

OUTSIDE

The property benefits from landscaped communal gardens, electric gated access, undercroft car parking area and a gym/studio.

RENT AND DEPOSIT

The asking Rent for the property is £2,300 per calendar month and the Tenancy Deposit is £2,650 (equal to 5 weeks' rent).

Holding Deposit for this property is £530.00

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/>

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

VIEWINGS

By prior appointment through Mundys.

- Stunning Detached Home
- Three Bedrooms and Two En-Suites
- Dining Kitchen, Sitting Room & Dining Room/Snug/Garden Room
- Cinema Room and Hot Tub Room
- Ground Floor Office/Reception Room
- Landscaped Communal Gardens
- Undercroft Car Parking
- Studio/Gym
- Council Tax Band - D (Lincoln City Council)
- EPC Energy Rating - C



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.

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