



230 Wolsey Way

Lincoln, LN2 4ST

£1,200 pcm

This is a Four Bedroom Town House providing easy access to Lincoln City centre, Lincoln County Hospital and A46. The property boasts well presented internal accommodation including: Entrance Hall, Dining Kitchen, Lounge, Four Bedrooms, En Suite Shower Room and Family Bathroom. The property also benefits from Garage & Gardens.



LOCATION

Located to the north of the Cathedral City of Lincoln, the property is well served by a range of local amenities including: shops, schools, leisure facilities and supermarkets. The property also provides easy access to Lincoln County Hospital, the A46 and Lincoln City centre.

ACCOMMODATION

The property provides well-presented internal accommodation briefly comprising: Entrance Hall, WC, Dining Kitchen with patio doors to the rear garden and integral fridge, freezer, dishwasher and washing machine. Stairs & First Floor Landing leading to: Lounge with Juliet Balcony, Bedroom One and En Suite Shower Room. Stairs & Second Floor Landing Leading to: Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.

OUTSIDE

A block paved drive provides parking for 2 cars and access to the integral Garage. To the rear of the property there is a Landscaped Garden principally laid to lawn with a paved seating area and shrub borders.

RENT AND DEPOSIT

The asking Rent for the property is £1200.00 PCM. The Tenancy Deposit is £1380.00 / equal to 5 weeks Rent.

The Holding Deposit for this property is £275.00

VIEWING

By prior appointment through Mundys.

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.

- **Desirable North City Location**
- **Easy Access to A46 & Lincoln County Hospital**
- **Dining Kitchen & Lounge**
- **Garden & Garage**
- **Easy Access to Lincoln City centre**
- **En Suite Shower Room & Family Bathroom**
- **Excellent Condition**
- **Council Tax Band C**
- **EPC Rating B**
- **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 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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