



26 Post Mill Close

North Hykeham, Lincoln, LN6 9HL

£1,000 pcm

DRIVEWAY - QUIET LOCATION!

The property offers accommodation briefly comprising of Lounge, under stairs storage, modern fitted Dining Kitchen leading out to the enclosed rear Garden. Upstairs there are two Bedrooms, the first having built-in wardrobes and the Family Bathroom has a Shower over the Bath.



LOCATION

The property is well located within the popular residential area of North Hykeham which is located Southwest of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.

ACCOMMODATION

To the entrance of the property there is a lounge which has under-stairs storage which leads to a modern fitted Kitchen Dining Room with built-in appliances. Upstairs, there are two Bedrooms. Bedroom One is a large double and has built-in wardrobes and the Family Bathroom has a modern suite with a shower over the bath.

OUTSIDE

Driveway providing parking, enclosed Garden & Patio Area to the rear.

RENT AND DEPOSIT

The asking Rent for the property is £1000.00 per calendar month and the Tenancy Deposit is £1150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.00

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/>

VIEWINGS

By prior appointment through Mundys.

- Easy access to Lincoln A46
- Driveway Providing Parking
- Modern Fitted Kitchen Diner
- Rear Garden with Patio Area
- Fitted Wardrobes to Bedroom One
- Bathroom with Shower over the Bath
- Understairs Storage to Lounge
- Council Tax Band - A
- EPC Energy Rating - C
- Great Location

