



**25 Tacitus Way**

North Hykeham, Lincoln, LN6 9ZE

**£1,150 pcm**

This is a well presented Three Bedroom Detached Home boasting internal accommodation including; Lounge, Dining Kitchen, three Bedrooms, En-Suite Shower Room, Family Bathroom and WC. The property also benefits from front and rear Gardens, Driveway and Garage.



### LOCATION

The property is situated within the established residential area of North Hykeham, to the south of Lincoln City centre. The property has good access to a range of local amenities including; shops, schools, supermarkets and leisure facilities. A full range of services and facilities are available within Lincoln City Centre.

### ACCOMMODATION

This detached home provides internal accommodation briefly comprising of Entrance Hall, WC, Lounge, Dining Kitchen with patio doors to the Rear Garden and under stairs storage cupboard. Stairs and Landing leading to Bedroom One with En-Suite Shower Room off, Bedroom Two, Bedroom Three and Family Bathroom. The property also benefits from gas central heating and uPVC Double Glazing. Viewing is recommended.

### OUTSIDE

Externally, the property benefits from a front and a rear garden with a paved seating area. A driveway is located to the right-hand side of the property, providing access to a single Garage.

### RENT AND DEPOSIT

The asking Rent for the property is £1150.00 per calendar month and the Tenancy Deposit is £1325.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £265.00

### TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/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/>

### VIEWING

By prior appointment through Mundys.

- Desirable Location
- Three Bedrooms
- En Suite Shower Room & Family Bathroom
- Lounge & Dining Kitchen
- Front & Rear Gardens
- Driveway & Garage
- Well Presented Home
- Good Access to Local Amenities
- Council Tax Band - C
- EPC Energy Rating - B

