



## 1 Pinewood Crescent

Lincoln, LN6 0BS

**£975 pcm**

### THREE STOREY HOME!

Briefly comprising; Entrance Hall, Kitchen Diner with appliances, Lounge with French doors to the Garden and downstairs WC. To the first floor are Two Bedrooms and Family Bathroom and to the Second Floor leads to the Main Bedroom with En-Suite Shower Room. The property also benefits from off street parking and an enclosed rear Garden.



## Pinewood Crescent, Lincoln, LN6 OBS

### LOCATION

The property is situated within a desirable residential area located to the south of Lincoln City Centre. The property has good access to a range of local amenities including shops, supermarkets, leisure facilities and schools. A full range of services and facilities are available within Lincoln City Centre. The property provides good access to the A46 and Lincoln City Centre.

### ACCOMMODATION

The property provides well-presented internal accommodation briefly comprising of Entrance Hall, WC, Fitted Kitchen with integral washing machine and dishwasher, Living Room with patio doors leading to the Rear Garden. Stairs and First Floor Landing leading to Bedroom Two, Bedroom Three, Family Bathroom and Study Area. Stairs leading to Bedroom One situated on the Second Floor with En-suite Shower Room off. The property also benefits from UPVC double glazing and gas central heating.

### OUTSIDE

Externally the property benefits from front and rear gardens. The rear garden is principally laid to lawn and is enclosed with a fenced boundary. To the rear of the plot there is off road parking for two vehicles allocated to this property.

### RENT AND DEPOSIT

The asking Rent for the property is £975.00 per calendar month and the Tenancy Deposit is £1,125.00 (equal to 5 weeks' rent).

The Holding Deposit for this Property is £225.00.

### 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/>

### VIEWING

By prior appointment through Mundys.

- **Three Bedroom Home**
- **Desirable Residential Area**
- **Family Bathroom & En-Suite Shower Room**
- **Dining Kitchen & Lounge**
- **Front & Rear Gardens**
- **Off Street Parking**
- **Council Tax Band - B**
- **EPC Energy Rating - C**
- **Gas Central Heating**
- **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 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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