



2 Rigsmoor Close

North Hykeham, Lincoln, LN6 9PR

£1,200 pcm

LARGE DRIVEWAY - AVAILABLE NOW

Property briefly comprises; Entrance Hall leading to a Lounge, Kitchen, three Bedrooms and Bathroom with shower over the bath. Single Garage, Driveway and Gardens to Front and Rear.



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

A well-presented, three-bedroom bungalow which benefits from being newly decorated throughout, with new carpets to the lounge and a newly fitted Bathroom. The internal accommodation comprises of; On entrance to the home there is a Hallway which has access to all rooms including, Lounge with patio doors to the rear Garden, Kitchen, three Bedrooms, Family Bathroom with shower over the bath and a separate WC. Additional storage can be found in the Hallway and the home is available for an immediate let.

OUTSIDE

Generous corner plot, which has a well sized front and rear garden. Single Garden, Storage Unit and Driveway.

RENT AND DEPOSIT

The asking Rent for the property is £1200.00 per calendar month and the Tenancy Deposit is £1380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

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/help/lettings-fees-information-for-tenants/>

VIEWING

By prior appointment through Mundys.

- **Property Available Now**
- **Popular Residential Area**
- **Newly Decorated Throughout**
- **Large Corner Plot**
- **Single Garage & Driveway**
- **Three Bedrooms**
- **Newly Fitted Bathroom**
- **New Carpets to Lounge**
- **EPC Energy Rating - E**
- **Council Tax Band - 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 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.