



16 Rockingham Close

Lincoln, LN6 0FY

£950 pcm

IMMACULATELY PRESENTED

Property briefly comprises of; Entrance Hall, WC, Lounge, Kitchen Diner and Stairs to the First Floor Landing. Bedroom one, Bedroom two and three, Family Bathroom with Shower over the bath. Driveway providing parking for two / three cars and enclosed Garden.



LOCATION

The property is located in the popular residential area of Doddington Park which is located only a short journey to the City Centre and easy access to the A46 and is served by a wide range of local amenities including shops, schools and leisure facilities.

ACCOMMODATION

This well presented three Bedroom home has modern interior throughout consisting of; Entrance Hall leading to downstairs WC and Lounge with Stairs to the First-Floor landing. Accessed through the Lounge is a modern Kitchen Diner with patio door access to the Rear Garden. Upstairs, all three Bedrooms can be found off the First Floor Landing along with Bathroom with shower over the bath. This home is immaculately presented throughout and must be viewed to be appreciated.

OUTSIDE

Private enclosed Rear Garden with Driveway to the side providing parking for two/three cars. Garden to the Front of the property.

RENT AND DEPOSIT

The asking Rent for the property is £950 per calendar month and the Tenancy Deposit is £1095 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.

TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/fixed term, unless negotiated otherwise.

APPLICATION 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

Strictly via prior appointment through Mundys.

- Spacious Kitchen Diner
- Three Bedrooms Upstairs
- Family Bathroom / Shower Over Bath
- Immaculately Presented
- Driveway for Three Cars
- Enclosed Rear Garden
- EPC Energy Rating - C
- Council Tax Band - B
- 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.