



**18 Hawks Road**  
Welton, Lincoln, LN2 3BS

**£895 pcm**

**AVAILABLE NOW!**

AVAILABLE NOW! The property briefly comprises of; Entrance Hall leading to the Lounge, Kitchen Diner with patio doors to the rear Garden, downstairs WC and stairs to the first floor landing leading to two double Bedrooms and a Family Bathroom with shower over the bath.



### ACCOMMODATION

This well-presented two bedroom semi-detached home is available now and has internal accommodation comprising of; Entrance Hall leading to a Lounge and Kitchen Diner, with downstairs WC. Access to the Rear Courtyard is via the Kitchen. Upstairs both Bedrooms are double in size with Bedroom one having built-in wardrobes. The Family Bathroom has a bath with a shower overhead.

### LOCATION

Welton is a popular village which lies to the north of the historic Cathedral and University City of Lincoln. The village has a wide range of local amenities including schools, shops and public houses. There is also a regular bus service out of the village into Lincoln City Centre.

### OUTSIDE

Driveway providing parking to the front with a small garden. To the rear is an enclosed courtyard and patio area.

### RENT AND DEPOSIT

The asking Rent for the property is £895 per calendar month and the Tenancy Deposit is £1030 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00.

### 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/>

### TENANCY TERM

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

### VIEWINGS

By prior appointment through Mundys.

- **Two Bedroom Semi-Detached House**
- **Popular Village Location**
- **Driveway Providing Off Road Parking**
- **Enclosed Rear Garden**
- **Two Double Bedrooms**
- **Kitchen Diner with French Doors**
- **Property Available Now**
- **Council Tax Band - A (West Lindsey District Council)**
- **EPC Energy Rating - B**
- **Viewing Highly Recommended**

