



2 Blackthorn Court

South Hykeham, Lincoln, LN6 9UR

£2,400 pcm

GATED ENTRANCE

This detached home must be viewed to appreciate the size and specification of the home on offer. Immaculately presented inside, with five Bedrooms and four Bathrooms. Generous sized rear patio. A special home that is available for an immediate let.



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LOCATION

The property is well located in a private development 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

This charming, detached executive home is available for let and must be viewed to appreciate both the size and specification of this home. Internally, the accommodation comprises of; On entry there is an open plan Kitchen and Family Room that continues into the Garden Room. The Lounge with a log burning fire can be accessed via the Kitchen along with entry to the Hallway which provides further access to the downstairs Shower Room, Office/Bedroom five and Study, the Study has access to the integral double Garage. Upstairs there are four Bedrooms, all double in size with Bedroom one and two having an En Suite Shower Room. Additionally, Bedroom one there is a Dressing Room. All rooms are accessed via a spacious Landing which has further access to the modern Bathroom. Book your viewing today to find out more!

OUTSIDE

Set on a generous plot, behind secured electric gates this home has an abundance of outside space to include patio area, pool table and hot tub. The double garage can be accessed from the front, with a driveway providing additional parking. The outside space continues this high specification home and has been completed to an extremely high standard throughout.

RENT AND DEPOSIT

The asking Rent for the property is £2400.00 per calendar month and the Tenancy Deposit is £2765.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £550.00.

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/>

VIEWINGS

By prior appointment through Mundys.

- **Executive Detached Home**
- **Property Available Immediately**
- **Four Double Bedrooms**
- **Bedroom / Sitting Room Downstairs**
- **Four Bathrooms - Two En Suites**
- **Secured Gated Development**
- **Immaculately Presented Throughout**
- **Would Consider Pets**
- **EPC Energy Rating - D**
- **Council Tax Band - F (North Kesteven District Council)**



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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