



211 Burton Road

Lincoln, LN1 3TX

£1,100 pcm

SPACIOUS TWO BEDROOM HOME!

Briefly comprising of; Lounge, Dining Room, Kitchen Diner and Utility Room. Upstairs there are two double Bedrooms and a Family Bathroom with both bath and separate shower. On Street Parking Only.



LOCATION

Off Burton Road and a short walk to the historic Cathedral Quarters. Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION

With two double Bedrooms upstairs, this deceptively spacious home must be viewed to appreciate the size of the accommodation available. As you enter the home there is a large Entrance Hall leading to the spacious Lounge and modern Kitchen Dining Area with island providing Breakfast Area leading to the Utility Room. Upstairs there are two double Bedrooms and a Bathroom with both bath and a separate shower.

OUTSIDE

Private Enclosed Rear Courtyard and Patio Area to the Front. On Street Parking Only.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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/>

VIEWINGS

By prior appointment through Mundys.

- **Modern Kitchen Diner Room**
- **Lounge - 25ft in length.**
- **Upstairs Bathroom with Separate Shower**
- **Enclosed Rear Courtyard**
- **On Street Parking Available**
- **Two Double Bedrooms**
- **A Short Walk to the Cathedral Quarter**
- **EPC Rating - D**
- **Council Tax Band - B (North Kesteven Council)**
- **Viewing Highly Recommended**

