



14 Lincoln Road

Dunholme, Lincoln, LN2 3QY

£1,350 pcm

This is a spacious four Bedroom detached bungalow located in the popular village of Dunholme. The property is located in a private position with a Gated Driveway, Front Gardens and Double Garage. Briefly comprising; Entrance Hall, Lounge Diner, fitted Kitchen, Utility Room, Four Bedrooms, Family Bathroom with shower and additional Shower Room. The property also benefits from a landscaped Gardens and Patio to the Rear.



LOCATION

The popular village of Dunholme is located to the North of the historic Cathedral and University City of Lincoln. The village, along with the neighbouring village of Welton, offers a good range of amenities including primary and secondary schooling, a Co-op, post office, public houses and leisure facilities. Dunholme is well positioned for access to the A46 and has a direct bus route into Lincoln.

ACCOMMODATION

The internal accommodation briefly comprises; large Entrance Hall, open plan Lounge Diner with French doors to the Garden, fitted Kitchen Diner, Utility / Boiler Room, four good sized Bedrooms, Family Bathroom with shower, corner bath and bidet and additional Shower Room.

OUTSIDE

The rent includes monthly maintenance of the hedges and shrubbery. The property benefits a Driveway, Front Gardens and Double Garage to the front of the property. To the rear is a Patio Seating Area and a large Garden, laid to lawn with a hedge perimeter and several plants and shrubbery.

RENT AND DEPOSIT

The asking Rent for the property is £1350.00 per calendar month and the Tenancy Deposit is £1555.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £310.00.

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.



- **Four Bedroom Detached Bungalow**
- **Popular Village Location**
- **Open Plan Lounge Diner**
- **Gated Driveway & Double Garage**
- **Extensive Front & Rear Gardens**
- **Monthly Gardening Included**
- **Fitted Kitchen & Utility**
- **Council Tax Band F**
- **EPC Rating - D**
- **Viewing Highly Recommended**