



6 Barratts Close

Lincoln, LN2 4AF

£1,400 pcm

CATHEDRAL VIEW FROM FRONT

The internal accommodation briefly comprises of Entrance Hall, Lounge, Dining Room and Kitchen to the ground floor with four double Bedrooms to the first floor and family Bathroom with separate shower cubicle.



LOCATION

The property is located just a short walk from the Cathedral Quarter and sought after Bailgate area of the City and is served by a wide range of local amenities, including shops, schools and leisure facilities.

ACCOMMODATION

This well presented four-bedroom semi-detached home is available for an immediate viewing and has internal accommodation comprising of; Entrance Hall leading to a spacious Lounge, Dining Room, Kitchen leading to a rear porch with Utility area and downstairs WC. Stairs to first floor landing where there are three double bedrooms and one further well sized single room. The family Bathroom has both a bath and separate shower.

OUTSIDE

Driveway and single Garage to the front. Enclosed Garden and patio to the rear with further Garden to the front.

RENT AND DEPOSIT

The asking Rent for the property is £1400 per calendar month and the Tenancy Deposit is £1615 (equal to 5 weeks' rent).

The Holding Deposit for this property is £320.

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.

- **Three Bedroom Semi Detached House**
- **Prime Uphill Position**
- **Close to Cathedral & Bailgate**
- **Off Road Parking**
- **Kitchen & Separate Dining Room**
- **Four Bedrooms**
- **Enclosed Garden & Patio**
- **Single Garage and Driveway**
- **Council Tax Band - E (Lincoln City Council)**
- **EPC Energy Rating - D**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.