



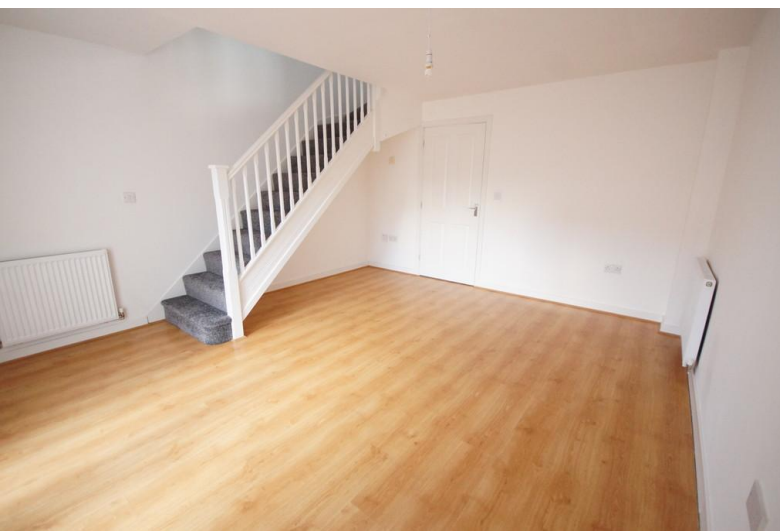
2 Arvina Close

North Hykeham, Lincoln, LN6 9FQ

£925 pcm

TWO PARKING SPACES

Property briefly comprises of; Entrance Hall, downstairs WC, Kitchen and Lounge. Upstairs there are two double Bedrooms with Bedroom two having Additional Storage. Family Bathroom with shower over the bath.



LOCATION

Arvina Close is a new build property located on the highly sought after Manor Farm Estate in North Hykeham. Manor Farm is a fast-growing community and provides easy access to Supermarkets, the A46 and North Kesteven School and Sir Robert Pattinson Academy.

ACCOMMODATION

This well presented two-bedroom home is available for the end of May and has accommodation comprising of; Entrance Hall leading to a downstairs WC and Kitchen, off the hallway is the spacious Lounge with additional storage and access to the rear garden. Upstairs there is a landing with access to Bedroom One, Bedroom Two and the family Bathroom with shower overhead.

OUTSIDE

Two allocated parking spaces to the rear. Enclosed Garden with patio area.

RENT AND DEPOSIT

The asking Rent for the property is £925.00 per calendar month and the Tenancy Deposit is £1065.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £210.00.

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.

- Two Allocated Parking Spaces
- Lounge with Patio Doors to rear
- Two Double Bedrooms
- Enclosed Rear Garden & Patio
- Popular Residential Location
- Early Viewing Recommended
- Gas Central Heating
- Energy Rating C
- Council Tax Band - A (North Kesteven Council)
- Bathroom with Shower over Bath

