



**10 Acorn Drive**

South Hykeham, Lincoln, LN6 9GN

**£2000 PCM**

**FOUR BEDROOM EXECUTIVE HOME**

Briefly comprises of Lounge, Dining Room, Dining Kitchen, Utility Room and Downstairs WC. Upstairs to the First-Floor landing there are four double Bedrooms, one of which having an En-Suite Shower Room. The Family Bathroom has both bath and separate shower.





#### **SERVICES**

All mains services available. Gas central heating.

#### **EPC RATING — B**

#### **COUNCIL TAX BAND — E.**

**LOCAL AUTHORITY** - North Kesteven District Council.

**VIEWINGS** - By prior appointment through Mundys.

#### **LOCATION**

Acorn Drive is a small unique development within the popular residential area of North Hykeham which is located South West 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

Completed to the highest standard throughout, this four bedroom detached home is immaculately presented and should be viewed to appreciate the size and specification of the accommodation on offer. To the Ground Floor there is an inviting Entrance Hall leading to a Downstairs WC, Spacious Lounge, Dining Kitchen with separate Dining Room and Utility Room with access to the Integral Garage. Upstairs, all Bedrooms are double in size with Bedroom one having the added benefit of an En-Suite Shower Room. The Family Bathroom set off the landing has both bath and a separate shower cubical. This beautifully decorated home combines stylish modern features with tireless charm creating a warm and inviting atmosphere.

## OUTSIDE

Landscaped Gardens to the Front & Rear. Double Garage & Driveway to the Front.

## RENT AND DEPOSIT

The asking Rent for the property is £2000.00 per calendar month and the Tenancy Deposit is £2305.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £460.00.

## 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/>

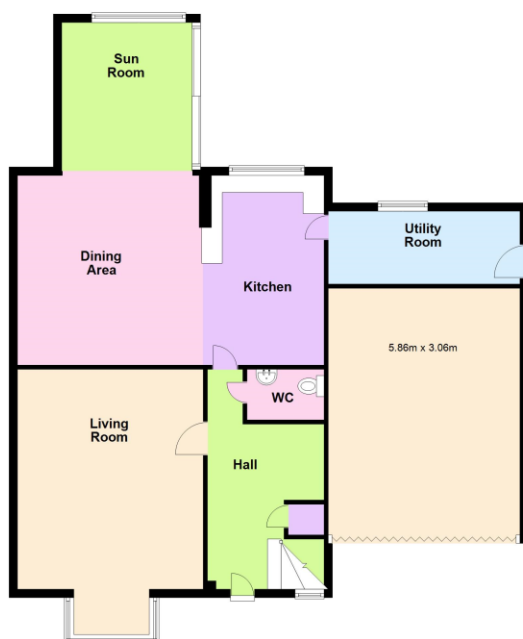
## VIEWINGS

By prior appointment through Mundys.



- High Specification Finish Throughout
- Immaculately Presented
- Four Double Bedrooms
- Beautifully Landscaped Rear Garden
- Bathroom with Separate Shower
- Utility Room & Downstairs WC
- Driveway and Integral Garage
- Open Plan Kitchen & Dining Room
- EPC Energy Rating – B
- Council Tax Band E

Ground Floor



First Floor



**29 – 30 Silver Street**  
Lincoln  
LN2 1AS

**22 Queen Street**  
Market Rasen  
LN8 3EH

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

