



48 Orchid Road

Lincoln, LN5 9XD

£1,200 pcm

AVAILABLE NOW

Briefly comprises of; Entrance Porch, Lounge, Dining Room and Kitchen leading to Rear Garden. Upstairs there are three Bedrooms with Bedroom one having an En Suite Shower room. Garden to the Front and Rear with Driveway and Single Garage.



LOCATION

The property located near the popular village of Waddington, which is one of the popular cliff villages to the South of Lincoln. The village itself offers a wide range of local amenities including schools, shops and public houses and there are regular bus services into Lincoln and Grantham.

ACCOMMODATION

This three bedroom detached home is available now and has internal accommodation comprising of; Entrance Porch providing access to the spacious Lounge, Dining Room with rear access to the Patio and Garden and Kitchen with side access to the property. Upstairs there are three Bedrooms, two being double rooms and Bedroom three being a single room. Bedroom One has an En Suite Shower Room whilst the Family Bathroom has both bath and a shower overhead.

OUTSIDE

Enclosed Garden to the Rear with Patio Area. Driveway and Single Garage to the Front with a further Garden.

RENT AND DEPOSIT

The asking Rent for the property is £1200.00 per calendar month and the Tenancy Deposit is £1380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

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.

- Three Bedrooms
- En Suite to Bedroom One
- Lounge & Dining Room
- Kitchen with Side Access
- Property Available Now
- Driveway and Single Garage
- Quiet Cul-de-sac Location
- Rear Garden with Patio Area
- EPC Rating - C
- Council Tax Band - C (Lincoln City Council)



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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.