



**28 Almond Crescent**  
Swanpool, Lincoln, LN6 0HN

**£1,200 pcm**

**AVAILABLE NOW**

Briefly comprises of; Entrance Porch, Entrance Hall leading to Lounge, modern Kitchen, Bedroom one, two and three and Family Bathroom with shower over the bath. Driveway, Single Garage and large Garden.



**LOCATION**

The property is located just off Skellingthorpe Road close to Hartsholme Park with many local amenities and schooling nearby. The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery.

**ACCOMMODATION**

Spacious three-bedroom bungalow which has recently had new carpets fitted to the Lounge, and Bedroom Three. On entry through the front porch there is a spacious entrance hall which has access to the Lounge, Spacious Kitchen Diner, Family Bathroom and Bedroom One, Two & Three. Additional storage cupboard can be found in the Entrance Hall and the home must be viewed to appreciate size of the accommodation on offer.

**OUTSIDE**

Driveway with Single Garage and Garden to the Front. Spacious landscaped garden with summer house to the rear.

**RENT AND DEPOSIT**

The asking Rent for the property is £1200 per calendar month and the Tenancy Deposit is £1,380 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.

**TENANCY TERM**

The Landlord's preference is to let the property with a 12-month minimum/fixed term.

**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 Bungalow**
- **Large Landscaped Gardens**
- **Modern Kitchen Diner**
- **Driveway and Single Garage**
- **Popular Residential Location**
- **New Carpets to Lounge & Bedroom**
- **Property Available Now**
- **EPC Energy Rating - D**
- **Council Tax Band - C (Lincoln City Council)**
- **Viewing Highly Recommended**