



34 Baildon Crescent

North Hykeham, Lincoln, LN6 8HS

£1,100 pcm

NEWLY DECORATED THROUGHOUT!

Accommodation briefly comprising of Entrance Hall, Lounge, Dining Room, Kitchen, three Bedrooms and Bathroom with shower. Driveway, Garage and Gardens to the front and rear.



LOCATION

The property is located in the popular area of North Hykeham located to the south of the City. With good access into the City and to the A46 the area is also served by a vast array of local amenities including shops, schools and leisure facilities.

ACCOMMODATION

This well presented, three Bedroom bay fronted home is available now and an early viewing is recommended. With internal accommodation comprising; Entrance Hall leading to a spacious Lounge, Dining Room and Kitchen. Upstairs there are two very good-sized double Bedrooms, and a further well sized Bedroom three. The Family Bathroom which is due to have the bath panel replaced has both Bath with Shower overhead with both a WC, and separate WC off the main landing.

OUTSIDE

The property benefits from a Driveway, Garage, front Garden and an enclosed rear Garden.

RENT AND DEPOSIT

The asking Rent for the property is £1100.00 per calendar month and the Tenancy Deposit is £1265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00

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/help/lettings-fees-information-for-tenants/>

VIEWING

By prior appointment through Mundys.

- Three Bedroom Semi-Detached House
- Popular South City Location
- Large Reception Room
- Two Large Double Bedrooms
- Modern Family Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- Newly Decorated Throughout
- EPC Energy Rating - D
- Council Tax Band - B



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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.