



**47 Sleaford Road**

Branston, Lincoln, LN4 1LL

**£895 pcm**

**DRIVEWAY TO THE REAR FOR ONE CAR!**

This charming stone fronted home briefly comprises of Entrance Hall, WC, Kitchen, Lounge, Stairs to First Floor Landing, Bedroom one, Bedroom two and modern Bathroom with shower over the bath. There is a private Rear Garden and Allocated Parking.



### LOCATION

The property is well located in the very popular village of Branston, lying approx. 4 miles south of the historic Cathedral and University City of Lincoln. The village features local shops, a co-op, schooling and other amenities. Further schooling and other facilities are available in the adjoining villages of Heighington and Washingborough. Central Lincoln has the usual High Street shops and department stores, banking, allied facilities, multiplex cinema, marina and art gallery. The famous steep hill leads to the Uphill Area with Lincoln Cathedral and Castle.

### ACCOMMODATION

This well presented two-bedroom cottage has internal accommodation comprising of; Entrance Hall leading to Kitchen, Lounge, Downstairs WC and Storage Cupboard. Stairs leading to the first-floor landing where there are two double Bedrooms and family Bathroom with shower overhead. An early viewing is recommended to secure this popular home!

### OUTSIDE

Driveway for one car to the rear. Enclosed Garden with Patio area and further courtyard to the front.

### RENT AND DEPOSIT

The asking Rent for the property is £895 per calendar month and the Tenancy Deposit is £1030 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.

### 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/>

### VIEWING

By prior appointment through Mundys.

- **Two Double Bedrooms**
- **Spacious Lounge with Storage**
- **Family Bathroom - Shower Overhead**
- **Enclosed Rear Garden with Shed**
- **Driveway to the Rear**
- **Immaculate Condition**
- **EPC Energy Rating - C**
- **Council Tax Band - A (North Kesteven District Council)**
- **Popular Village Location**
- **Viewing Recommended**

