



35a Maximus Road

North Hykeham, Lincoln, LN6 8JT

£1,300 pcm

SINGLE GARAGE AND DRIVEWAY

Property briefly comprises; Entrance Hall, WC, Living Room, Kitchen Diner and Storage. Upstairs there are three Bedrooms, one En Suite Shower room and a Family Bathroom. Enclosed Garden with Patio to rear.



LOCATION

The property is well located within the popular residential area of North Hykeham which is located Southwest 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

This well presented, deceptively spacious home must be viewed to appreciate the size of the property on offer. Having been newly decorated throughout, this home has accommodation comprising of; Entrance Hall leading to a WC and Storage Cupboard. Spacious Lounge and Kitchen Diner with patio door access to rear Garden. Upstairs there are three Bedrooms, Bedroom One having an En Suite Shower Room and built in wardrobes, with a further Family Bathroom which can be found off the Landing.

OUTSIDE

Enclosed Garden with Patio Area to the rear. Courtyard to the front. Single Garage and Driveway to the side.

RENT AND DEPOSIT

The asking Rent for the property is £1300 per calendar month and the Tenancy Deposit is £1500 (equal to 5 weeks' rent).

The Holding Deposit for this property is £300.

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.

- Single Garage & Driveway
- Enclosed Garden with Patio
- Newly Decorated Throughout
- Property Available Now
- Three Bedrooms
- En Suite to Bedroom One
- Spacious Kitchen Diner
- EPC Energy Rating - TBC
- Council Tax Band - B (North Kesteven District Council)
- Viewing Highly Recommended

