



## 14 Lincoln Road

Dunholme, Lincoln, LN2 3QY

**£1,350 pcm**

**SIX MONTH LET ONLY**

The property is located in a private position with a Gated Driveway, Front Gardens and Double Garage. Briefly comprising; Entrance Hall, Lounge Diner, fitted Kitchen, Utility Room, Four Bedrooms, Family Bathroom with shower and additional Shower Room. The property also benefits from a landscaped Gardens and Patio to the Rear.





### LOCATION

The popular village of Dunholme is located to the North of the historic Cathedral and University City of Lincoln. The village, along with the neighbouring village of Welton, offers a good range of amenities including primary and secondary schooling, a Co-op, post office, public houses and leisure facilities. Dunholme is well positioned for access to the A46 and has a direct bus route into Lincoln.

### ACCOMMODATION

The internal accommodation briefly comprises; large Entrance Hall, open plan Lounge Diner with French doors to the Garden, fitted Kitchen Diner, Utility / Boiler Room, four good sized Bedrooms, Family Bathroom with shower, corner bath and bidet and additional Shower Room.

### OUTSIDE

The rent includes monthly maintenance of the hedges and shrubbery. The property benefits a Driveway, Front Gardens and Double Garage to the front of the property. To the rear is a Patio Seating Area and a large Garden, laid to lawn with a hedge perimeter and several plants and shrubbery.

### RENT AND DEPOSIT

The asking Rent for the property is £1350.00 per calendar month and the Tenancy Deposit is £1555.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £310.00.

### TENANCY TERM

The Landlord's preference is to let the property with a 6 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.



- Four Bedroom Detached Bungalow
- Popular Village Location
- Open Plan Lounge Diner
- Gated Driveway & Double Garage
- Extensive Front & Rear Gardens
- Monthly Gardening Included
- Fitted Kitchen & Utility
- Six Month Let Only
- EPC Rating - D
- Council Tax Band - F