



14 Brackenbury Road

Saxilby, Lincoln, LN1 4AF

£1,100 pcm

VIEWING RECOMMENDED!

The property briefly comprises; Entrance Hall, Living Room, Kitchen Diner with French doors to the Garden and stairs to the first floor leading to three Bedrooms with En-Suite to Bedroom one and additional Family Bathroom.



LOCATION

Saxilby is a medium sized village to the West of Lincoln. The village offers a wide range of local amenities including schools, shop, public houses and train station. There are regular bus and train services in and out of Lincoln.

ACCOMMODATION

In a well-presented condition throughout this home must be viewed to be appreciated. The internal accommodation comprises of; Entrance Hall, WC, Spacious Lounge, Modern Kitchen and Dining Room. Upstairs there are three Bedrooms, Bedroom one has an En-Suite Shower Room and there is a further Family Bathroom.

OUTSIDE

Driveway to the front of the property. Enclosed courtyard to the rear with patio area.

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.

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 Semi-Detached House**
- **Popular Village Location**
- **Two Bathrooms**
- **Spacious Lounge**
- **Modern Kitchen Diner**
- **Enclosed Rear Garden**
- **Modern Development**
- **EPC Energy Rating - B**
- **Council Tax Band - B**
- **Viewing Highly Recommended**

