



22 Rosedale Close

Cherry Willingham, Lincoln, LN3 4RE

£975 pcm

DRIVEWAY AND GARAGE

Property briefly comprises; Entrance Hall, leading to a WC and Lounge with Dining Kitchen having access to the Rear Garden. Upstairs there are three Bedrooms and Family Bathroom with shower over the bath. Garden to the Front and Rear.



LOCATION

Located within the popular village of Cherry Willingham, northeast of the historic Cathedral and University City of Lincoln. The village itself offers a wide range of local amenities and schooling. The village is also within close proximity to Lincoln City Centre and the Carlton Centre where all the usual facilities can be found.

ACCOMMODATION

The internal accommodation of the home comprises; Entrance Hall with access to downstairs WC and spacious Lounge, the Kitchen Dining Room can be found off the Lounge with door to the Rear Garden and Patio area. Upstairs all three Bedrooms are off the Landing, as well as a Family Bathroom with shower over the bath. An early viewing is recommended to secure this well presented home.

OUTSIDE

Driveway to the front. Single Garage. Gardens to both front and rear, with additional patio area to the rear.

RENT AND DEPOSIT

The asking Rent for the property is £975.00 per calendar month and the Tenancy Deposit is £1125.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00.

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/additional-fees/>

VIEWING

By prior appointment through Mundys.

- **Three Bedrooms**
- **Popular Village Location**
- **Spacious Dining Kitchen**
- **Driveway and Garage to Front**
- **Bathroom with Shower**
- **Downstairs WC**
- **Property Available - Early July**
- **Energy Rating - C**
- **Council Tax Band - B (West Lindsey District Council)**
- **Viewing Highly Recommended**

