



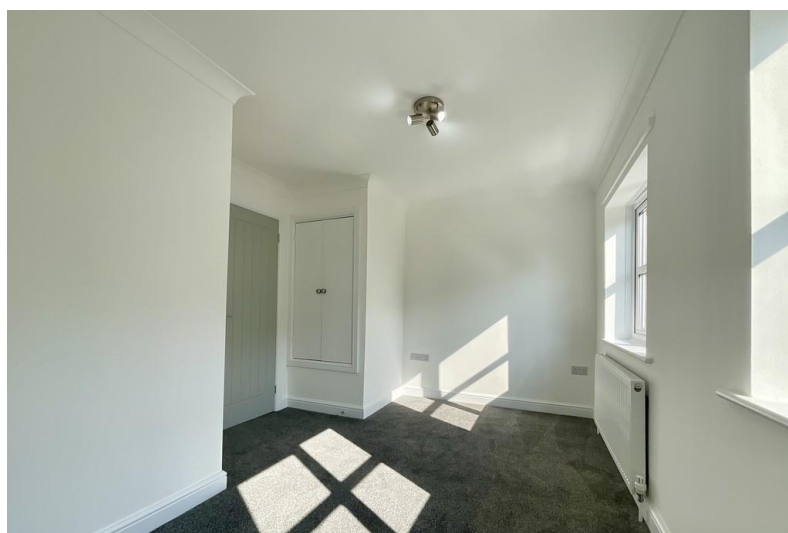
5 Maple Court

Weatherby Crescent, North Hykeham, LN6 8SE

£1,000 pcm

NEWLY RENOVATED THROUGHOUT

Briefly comprises of; Entrance Hall, WC, Lounge, Dining Kitchen and a First Floor Landing leading to three Bedrooms and a Family Bathroom. Outside there is one allocated parking space to the front and a courtyard.



LOCATION

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

Available now, having been recently renovated throughout to include all areas, the home is therefore in immaculate condition and must be viewed as soon as possible. The internal accommodation comprises of; Entrance Hall leading to a downstairs WC and Lounge, Kitchen Diner giving access to the rear courtyard and a First Floor Landing leading to three Bedrooms and a newly fitted Family Bathroom. Bedroom One has built-in storage and overlooks the rear whilst Bedroom Two and Three overlook the front.

OUTSIDE

One allocated parking space to the front and an enclosed courtyard and shed to the rear.

RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.00.

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/>

VIEWINGS

By prior appointment through Mundys.

- **Newly Renovated Throughout**
- **Redecorated Throughout**
- **Newly Fitted Kitchen**
- **Newly Fitted Bathroom**
- **New Flooring Throughout**
- **One Allocated Parking Space**
- **Enclosed Rear Courtyard**
- **Property Available Now**
- **EPC Energy Rating - C**
- **Council Tax Band - B (Lincoln City Council)**

