



# **19 Lime Tree Close**

Lincoln, LN6 ORT

# £950 pcm

## **PROPERTY TO BE REDECORATED!**

Internal accommodation briefly comprises of Entrance Hall, WC, Lounge, Dining Room, Kitchen, Conservatory and stairs to the First Floor Landing leading to three Bedrooms and Bathroom with bath with shower overhead. Outside there is a generous private rear Garden, Driveway and Garage.



## LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

### ACCOMMODATION

Internal accommodation briefly comprises of Entrance Hall, WC, Lounge, Dining Room, Kitchen, Conservatory and stairs to the First Floor Landing leading to three Bedrooms and Bathroom with bath with shower overhead.

### OUTSIDE

Generous private rear Garden, Driveway and Single Garage.

### **RENT AND DEPOSIT**

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

### **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/help/lettingsfees-information-for-tenants/

#### VIEWING

By prior appointment through Mundys.

- Generous Corner Plot
- Three Bedrooms
- Single Garage & Driveway
- Modern Kitchen
- Lounge & Dining Room
- Conservatory Overlooking Rear
- Redecoration works ongoing
- Council Tax Band B
- EPC Energy Rating D
- Viewing Highly Recommended







## Museum Court Grantham Street Lincoln LN2 1JB

www.mundys.net lettings@mundys.net 01522 556 099 Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

