



## 19 Lime Tree Close

Lincoln, LN6 0RT

**£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/lettings-fees-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**

