



74 Furnace Close

North Hykeham, Lincoln, LN6 9ZR

£995 pcm

ONE PARKING SPACE TO FRONT –

Property briefly comprises of Entrance Hall leading to Open Plan Lounge and Kitchen with Downstairs WC. Upstairs off the Landing there are Two Double Bedrooms and Family Bathroom with shower over the bath.



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

An early viewing of this well maintained mid terraced home is highly recommended. With internal accommodation comprising of Entrance Hall to the front leading to an Open Plan Living Accommodation, Kitchen, Downstairs WC and access to the Rear Garden from the Lounge. Upstairs, off the landing are Two Double Bedrooms, Bedroom Two with Built in Storage and a Family Bathroom with Shower over the bath.

OUTSIDE

One allocated parking space to the front. Newly laid turf to the rear with Patio Area.

RENT AND DEPOSIT

The asking Rent for the property is £995 per calendar month and the Tenancy Deposit is £1145 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225

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.

- Two Double Bedrooms
- Downstairs WC
- Open Plan Lounge & Kitchen
- Newly Laid Turf to Rear
- One Parking Space to Front
- Family Bathroom - Shower Overhead
- Early Viewing Recommended
- EPC Energy Rating - B
- Council Tax Band - A (North Kesteven Council)
- Gas Central Heating

