



52 Breedon Drive

Lincoln, LN1 3XA

£950 pcm

DETACHED BUNGALOW

Two/Three Bedrooms. The property has accommodation briefly comprising of Modern Kitchen, Lounge, Bedroom One, Bedroom Two, Dining Room/Bedroom Three and a Bathroom. Outside there is a Private Rear Garden and Single Garage.



LOCATION

The property is situated within a desirable residential area to the North of the Cathedral City of Lincoln. The property is well served by a range of local amenities including, shops, schools, leisure facilities and supermarkets. The property also provides easy access into Lincoln City centre and to the A46, A57 or A15.

ACCOMMODATION

This two / three-bedroom property is available to move in before Christmas. The internal accommodation briefly comprises of Kitchen and Landing leading to the Lounge, Shower Room, Bedroom One, Bedroom Two and Bedroom Three / Dining Room. Off the Dining Room / Bedroom 3 there is a Conservatory providing access to the Rear Garden.

OUTSIDE

The property provides well presented front, side and rear gardens that are principally laid to lawn with beds and borders and paved seating areas. There is a Driveway and Single Garage.

RENT AND DEPOSIT

The asking Rent for the property is £950 per calendar month and the Tenancy Deposit is £1095 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215

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.



- **Detached Bungalow**
- **Modern Kitchen & Bathroom**
- **Driveway & Good Sized Garage**
- **Front & Rear Gardens**
- **Paved Seating Areas**
- **Lounge & Conservatory**
- **Bedroom 3 / Dining Room**
- **Gas Central Heating**
- **EPC Energy Rating - D**
- **Council Tax Band - B (Lincoln City Council)**