



2 Meadowsweet Close, Lincoln, LN1 1BB

£950 pcm

SINGLE GARAGE AND PARKING, VIEWING REQUIRED!

A well presented two bedroom coach house situated in a desirable location. The property boasts: Open Plan Kitchen & Living Area, Two Double Bedrooms, Bathroom & Garden. EPC Rating C, Council Tax Band A.



LOCATION

The property is located to just a short walk from Lincoln City Centre and is conveniently located to the West of Lincoln, close to the A46. The area is served by a wide range of local amenities including shops, schools and leisure facilities.

ACCOMMODATION

The property provides well presented internal accommodation briefly comprising: Entrance Hall and stairs leading to hallway with built in storage, Open Plan Kitchen & Living Area with patio doors and Juliette balcony, Bedroom 1, Bedroom 2 and Bathroom with Shower Overhead. The property also benefits from gas central heating and double glazing.

OUTSIDE

There is an allocated Parking and Single Garage to the Front of the Property. To the side of the property there is also a small garden.

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).

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.

- **Two Bedroom Coach House**
- **Popular Location to the West of Lincoln**
- **Close to City Centre & A46 Bypass**
- **Bath with Shower Overhead**
- **Open Plan Kitchen Lounge with Juliette Balcony**
- **Allocated Parking Space**
- **EPC Energy Rating - C**
- **Council Tax Band - A (Lincoln City Council)**
- **Gas Central Heating**



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.