



50 Broadway

Lincoln, LN2 1SN

£1,400 pcm

LARGE DRIVEWAY – The property comprises of an Entrance Hall, spacious Lounge, Kitchen Diner, Bedroom One with En-suite and built-in Wardrobes, two further Bedrooms and a Family Bathroom. To the First Floor there is a fourth Bedroom with a Storage Cupboard. Outside includes front and rear gardens with a large block paved driveway.



LOCATION

Broadway is situated in a quiet residential area just off Yarborough Road, close to the junction with Newport. This location offers convenient access to local amenities, including a Co-op supermarket and various shops along Burton Road. For dining options, there are several pubs and eateries in the vicinity. Public transport links are readily available, providing easy access to other parts of Lincoln.

ACCOMMODATION

Having been newly decorated throughout with newly laid flooring, the internal accommodation comprises an Entrance Hall leading to a Spacious Lounge and Dining Kitchen with Pantry and access to the Rear Courtyard, including a downstairs WC. Three Bedrooms are accessed off a further Landing, with Bedroom One featuring an En-suite Shower Room. The Family Bathroom, also off the Landing, includes both a bath and separate shower. To the First Floor there is a further Double Bedroom with built-in Storage.

OUTSIDE

The property benefits from a Block Paved Driveway to the front. To the rear is a Courtyard Garden featuring well-established plants and bushes.

VIEWING

By prior appointment through Mundys.

RENT & DEPOSIT

The asking Rent for the property is £1,400.00 per calendar month and the Tenancy Deposit is £1,615.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £320.00

OTHER 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/>

- Newly Decorated Throughout
- New Carpets Throughout
- Four Double Bedrooms
- Spacious Kitchen Diner
- Large Driveway to the Front
- Courtyard to the Rear
- En-suite to Bedroom One
- Property Available Now
- EPC Energy Rating - D
- Council Tax Band - D (Lincoln City Council)

