



4 Ash Close

Lincoln, LN6 0RU

£1,100 pcm

WALLS NEWLY DECORATED!

Property briefly comprises of an Entrance Hall, Lounge and a Dining Kitchen with French Doors leading to the Garden. Stairs rising to the First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three and Family Bathroom. Outside there is a Single Garage, Driveway, and Enclosed Rear Garden with Patio.



LOCATION

Located in a quiet cul-de-sac within the sought-after Doddington Park area of Lincoln, Ash Close offers convenient access to local amenities, schools, and transport links. With excellent road connections to the A46 and regular public transport into Lincoln city centre, the area is ideal for families and professionals alike. Nearby parks and green spaces provide additional appeal for those seeking a well-connected yet peaceful residential setting.

ACCOMMODATION

This well-presented Three Bedroom Home has been recently decorated. The accommodation includes an Entrance Hall, spacious Lounge and Dining Kitchen with French Doors to the Garden. Stairs rising to the First Floor Landing leads to Three Bedrooms, a Family Bathroom and additional storage.

OUTSIDE

Driveway and Single Garage with Gardens to the Front and Rear. The Rear Garden includes a Patio area, providing a practical outdoor space.

RENT AND DEPOSIT

The asking Rent for the property is £1100 per calendar month and the Tenancy Deposit is £1265 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.

TENANCY TERM

The property is to be let with an initial 12 month 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.

- **POPULAR SOUTH CITY LOCATION**
- **DRIVEWAY AND GARAGE**
- **OPEN PLAN KITCHEN DINER**
- **FRONT AND REAR GARDENS**
- **PROPERTY AVAILABLE NOW**
- **WALLS - NEWLY DECORATED THROUGHOUT**
- **TWO DOUBLE & ONE SINGLE BEDROOM**
- **FAMILY BATHROOM**
- **EPC ENERGY RATING - D**
- **COUNCIL TAX BAND - B (LINCOLN CITY COUNCIL)**

