



87 Gibson Road

Lincoln, LN2 4NZ

£1,250 pcm

IMMACULATELY PRESENTED

Briefly comprises of an Entrance Hall, WC, Lounge leading to a Dining Kitchen. Stairs rising to Three Bedrooms, additional storage and a Family Bathroom. Drive providing parking for three cars. Garden to Front and the Rear



LOCATION

Built to an exceptional standard by renowned local builders Taylor Lindsey within the highly sought-after Minster Fields development, just off Wolsey Way on the northern edge of the historic City of Lincoln.

ACCOMMODATION

This Semi Detached Home is of brand new construction and therefore is in immaculate condition, with the internal accommodation comprising of an Entrance Hall, WC, leading to a Spacious Lounge and Dining Kitchen with fitted appliances to include Fridge, Freezer and Dishwasher, providing patio door access to the Rear Garden. Stairs rising to Three Bedrooms, along with additional storage to the Landing and a Family Bathroom with Bath and a Shower over bath. Available now, an early viewing is highly recommended.

OUTSIDE

Well sized Garden to the Rear with a Patio area and side access. To the front there is a further garden and Driveway providing parking for three cars.

RENT AND DEPOSIT

The asking Rent for the property is £1,250.00 per calendar month and the Tenancy Deposit is £1,440.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £285.00.

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.

- Driveway - Three Cars
- Immaculately Presented
- Enclosed Garden with Patio
- Property Available Now
- Spacious Kitchen Diner
- Brand New Construction
- Taylor Lindsey Development
- Family Bathroom with Shower Overhead
- Gas Central Heating

