



2 Ploughmans Lane

Lincoln, LN2 4FY

£995 pcm

NEWLY PAINTED AND NEW CARPETS!

Available now, the property briefly comprises of an Entrance Hall, Lounge, modernised Kitchen Diner, Three Bedrooms and Bathroom with a shower. The property also benefits from a driveway with parking for two cars and front and rear Gardens. Viewing is recommended.



LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and Lincoln Bishop University.

ACCOMMODATION

The property provides well presented internal accommodation briefly comprising of an Entrance Hall, Lounge, modernised Kitchen Diner, three Bedrooms and Bathroom with a shower.

OUTSIDE

The property also benefits from a driveway with parking for two cars. Small garden to the front and enclosed garden to the rear with a shed.

RENT AND DEPOSIT

The asking Rent for the property is £995 per calendar month and the Tenancy Deposit is £1145 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.

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.

- **Three Bedroom Semi-Detached House**
- **Newly Painted and New Flooring**
- **Modernised Kitchen**
- **Popular Residential Location**
- **Enclosed Rear Garden**
- **Open Plan Kitchen-Diner**
- **Council Tax Band A (West Lindsey District Council)**
- **EPC - Energy Rating C**
- **Gas Central Heating**

