



4 Berrigan Way

Branston, Lincoln, LN4 1FL

£1,300 pcm

SINGLE GARAGE AND DRIVEWAY

Accommodation briefly comprises: Entrance Hall leading to Kitchen Diner, WC, Lounge with under the stairs storage. Stairs rise to the First Floor Landing, leading to Two Double Bedrooms and a Family Bathroom. The Second Floor provides Bedroom One with an En Suite Shower Room. Outside includes a Single Garage and Driveway to the side and garden to the rear.



LOCATION

Berrigan Way lies in Branston, just south-east of Lincoln, offering a village setting with easy access to city amenities. Nearby on Station Road you'll find shops, cafes and the Co-op supermarket. Branston Community Academy (11-18) is a short walk away. Public transport and road links into Lincoln are convenient, and green spaces and local parks lie within close reach.

ACCOMMODATION

This Three Storey Home has internal accommodation arranged with an Entrance Hall leading to a Kitchen/Diner, Lounge, downstairs WC and under stairs storage cupboard. Stairs rise to a First Floor landing that gives access to Two Double Bedrooms and a Family Bathroom. An additional set of stairs lead to the Second Floor to a Double Bedroom with built-in Wardrobes and an En Suite Shower Room. An early viewing is highly recommended!

OUTSIDE

The property also benefits from front gardens with a Driveway and Single Garage. To the rear of the property there is an enclosed Garden that includes a patio area.

RENT AND DEPOSIT

The asking Rent for the property is £1300 per calendar month and the Tenancy Deposit is £1500 (equal to 5 weeks' rent). The Holding Deposit for this property is £300.

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 & Single Garage**
- **Enclosed Garden with Patio**
- **Three Double Bedrooms**
- **Three Storey Home**
- **Spacious Kitchen Diner with appliances**
- **Quiet Cul-de-Sac Location**
- **En Suite Shower to Bedroom One**
- **EPC Energy Rating - B**
- **Council Tax Band - A (North Kesteven District Council)**



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