



38b Willis Close

Lincoln, LN1 3LG

£2,000 pcm

QUIET LOCATION – PRIME POSITION

The internal accommodation briefly comprises: Entrance Porch, Reception Hallway, Shower Room, Ground Floor Bedroom/Reception Room, Breakfast Room, Sun Room opening onto a southwest-facing Terrace, Sitting Room/Lounge, Kitchen, Utility and Pantry. The First Floor Landing leads to a Viewing Area, Bedroom One with Dressing Room and En-suite, together with two further Bedrooms, one of which enjoys panoramic views over the City.



LOCATION

Willis Close is tucked off Rasen Lane, placing this property just a short walk from Lincoln's Cathedral Quarter, Bailgate and the Lawns. Local amenities, independent shops and cafés are within easy reach, and public transport routes connect the area well.

ACCOMMODATION

Internally, the property provides versatile living accommodation, architect designed and built by prestigious local builder Richard Harrison in 1997 to maximise the outlook across the City. The accommodation comprises of an Entrance Porch, Reception Hallway, Shower Room, Ground Floor Bedroom/Reception Room, Breakfast Room, Sun Room leading onto the southwest-facing Terrace, Sitting Room/Lounge, Kitchen, Utility and Pantry. The First Floor Landing leads to a Viewing Area, Bedroom One with Dressing Room and En-suite, and two further Bedrooms, one of which enjoys panoramic City views. A viewing is highly recommended to appreciate both the accommodation and the enviable position in which the property sits.

OUTSIDE

The property occupies a larger-than-average plot with mature landscaped gardens extending to the front, side and rear, offering panoramic views across the City of Lincoln and the West Common. A private sweeping driveway leads past a lawned garden area to the house. **Please note the Garage, Workshop with WC and an Outbuilding are not included within the let.**

RENT AND DEPOSIT

The asking Rent for the property is £2000 per calendar month and the Tenancy Deposit is £2300 (equal to 5 weeks' rent). The Holding Deposit for this property is £460.

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.

- Four Bedrooms - Three Upstairs
- Property Available Immediately
- Kitchen with Appliances
- Large Sweeping Driveway
- Mature Gardens to the Front, Side & Rear
- Versatile Living Accommodation
- EPC - Energy Rating C
- Council Tax - F (Lincoln City Council)
- Gas Central Heating



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