



### 3 Wigsley Close , Lincoln, LN6 3LD

**£815 pcm**

**SINGLE GARAGE & DRIVEWAY.**

Internal accommodation briefly comprises of an Entrance Hall, Lounge, Dining Kitchen which leads to the rear courtyard and stairs rising to the landing leading to two Bedrooms and a Bathroom with shower over bath.



#### LOCATION

Located in a popular location near the Birchwood Centre, south of Lincoln City and is within easy access to further facilities along Tritton Road and into the City Centre. The A46 Bypass is also easily accessible.

#### ACCOMMODATION

With internal accommodation briefly comprising of an Entrance Hall leading to the Lounge and spacious Kitchen Dining Room. Stairs rising to the landing leading to two Double Bedrooms and a Bathroom with shower over the bath.

#### OUTSIDE

Enclosed rear courtyard and AstroTurf to the front with a single garage and driveway.

#### RENT AND DEPOSIT

The asking Rent for the property is £815.00 per calendar month and the Tenancy Deposit is £940.00 (equal to 5 weeks' rent). The Holding Deposit is £185.00.

#### 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.

- **Single Garage and Driveway**
- **Two Double Bedrooms**
- **Spacious Dining Kitchen**
- **Enclosed Rear Courtyard**
- **Gas Central Heating**
- **AstroTurf to the Front Garden**
- **Council Tax Band - A (Lincoln City Council)**
- **EPC Energy Rating - D**



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.