



269 Woodfield Avenue

Lincoln, LN6 0PX

£1,300 pcm

DETACHED HOME, DESIRABLE POSITION!

Viewing of this family home is highly recommended. The property boasts spacious accommodation including: Lounge, Dining Room, Kitchen, Four Bedrooms, En-suite Shower Room and Family Bathroom. The property also benefits from front and rear Gardens, Driveway and Garage.



LOCATION

The property is situated within the established and popular area of Doddington Park, to the south of Lincoln City Centre. The property has good access to the A46 and is well served by a range of local amenities including: Birchwood shopping precinct, schools and leisure facilities. A full range of services and facilities available in Lincoln City Centre.

ACCOMMODATION

The property provides well presented internal accommodation briefly comprising: Entrance Hall, Downstairs WC, large Lounge with decorative fireplace, leading to the separate Dining Area, modern Kitchen and Conservatory. Stairs rise to the landing leading to four good sized Bedrooms, with En-suite and fitted wardrobes to Bedroom 1 and an additional Family Bathroom. The property also benefits from gas central heating and double glazing. Viewing is recommended.

OUTSIDE

The property benefits from a front Garden with Driveway, Garage and an enclosed rear Garden which is mainly laid to lawn with a patio seating 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.

- **Four Bedroom Detached House**
- **Popular LN6 Location**
- **Large Lounge and Conservatory**
- **Dining Room and Kitchen**
- **Family Bathroom and En Suite Shower Room**
- **Driveway and Garage**
- **Front and Rear Gardens**
- **EPC Energy Rating - D**
- **Council Tax Band - C (Lincoln City Council)**
- **Viewing Recommended**

