



15 Greetwell Gate

Lincoln, LN2 4AW

£1000 pcm

PRIME UPHILL LOCATION, AVAILABLE NOW!

A short walk from Lincoln Cathedral and Lincoln County Hospital, this property provides accommodation including: Entrance Hall, open plan Lounge Diner, fitted Kitchen, Conservatory, Two Bedrooms and Bathroom with shower. Viewing recommended.



LOCATION

The property is particularly well located on this sought after road within the popular Uphill area of Lincoln. The property benefits from easy access to the Cathedral Quarter, Lincoln County Hospital and Lincoln City Centre. The property also benefits from easy access to a full range of local amenities.

ACCOMMODATION

The property provides well-presented internal accommodation briefly comprising; Entrance Hall with under stairs store cupboard, Lounge/Dining Room with feature fireplace and patio doors to the Conservatory, Kitchen and Stairs rising to the First Floor Landing leading to Bedroom 1 with built-in storage cupboard, Bedroom 2 and Family Bathroom. The property also benefits from gas central heating and double glazing. Viewing is recommended.

OUTSIDE

To the front of the house, there is a low maintenance walled Garden with hedge borders. To the rear, there is a good sized garden which is mainly laid to lawn with a Patio Area and Outbuilding.

RENT AND DEPOSIT

The asking Rent for the property is £1000 per calendar month and the Tenancy Deposit is £1150 (equal to 5 weeks' rent). The Holding Deposit for this property is £230.

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.

- **Two Bedrooms**
- **Popular Uphill Location**
- **Rear Garden**
- **Close to Lincoln County Hospital**
- **Available Now**
- **Lounge and Conservatory**
- **Rear Garden**
- **Viewing Recommended**
- **EPC Rating C**
- **Council Tax Band A (Lincoln City Council)**

