



40 Admiral Walk, Greetwell Close

Lincoln, LN2 4RZ

£950 pcm

EN-SUITE TO BEDROOM ONE! The property benefits from an Entrance Hall, WC, Lounge, Dining Room and Kitchen. Stairs lead to the First Floor Landing, giving access to Bedroom one with En-suite Shower Room, Bedroom two, Bedroom three and a Family Bathroom. Externally, the property includes a rear garden and a driveway providing parking for two cars.



LOCATION

Admiral Walk is a residential street within the Greetwell Close area, north of Lincoln City Centre. The location provides convenient access to local amenities, including shops, cafés, and the nearby Tesco Extra on Wragby Road. It is also close to Lincoln County Hospital, making it ideal for healthcare access. Lincoln City Centre is within easy reach, offering further retail, dining, and cultural attractions, along with the main railway station and bus routes connecting to surrounding areas.

ACCOMMODATION

Available from early December, this well-presented home is ready for immediate viewing. The internal accommodation comprises of an Entrance Hall, WC, Lounge, Dining Room and Kitchen. Stairs lead to the First Floor Landing, giving access to Bedroom one with En-suite Shower Room, Bedroom two, Bedroom three and a separate Family Bathroom.

OUTSIDE

Externally the property features a garden to the front, a rear garden with patio and a driveway to the side providing parking for two cars.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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.

- Lounge, Diner & Kitchen
- Three Bedrooms
- En-suite Shower to Bedroom one
- Driveway for two cars
- Private Enclosed Rear Garden
- Family Bathroom
- EPC Energy Rating - To Follow
- Council Tax Band - B

