



30 Deansleigh

Lincoln, LN1 3QB

£950 pcm

DRIVEWAY TO THE SIDE – Briefly comprises an Entrance Hall leading to a WC and Lounge, providing access to the Dining Room and Kitchen. Upstairs, off the First Floor Landing there is Bedroom one, Bedroom two, Bedroom three and a Family Bathroom with bath and shower overhead. Externally, there is a driveway to the side and an enclosed rear courtyard with decking area.



LOCATION

Deansleigh is situated just off Queen Elizabeth Road in Lincoln, in a well-established residential area. The street is close to a variety of local amenities including shops, cafés, and takeaways, with easy access to Lincoln city centre. The area benefits from good transport links and provides a convenient and accessible location while remaining in a quiet residential setting.

ACCOMMODATION

An early viewing is recommended for this home, available now. The internal accommodation comprises an Entrance Hall leading to a downstairs WC and a spacious Lounge, Dining Room, and Kitchen. Access to the Rear Courtyard is via the Dining Room, with stairs to the First Floor Landing located in the Lounge. All three Bedrooms are accessed off the Landing, along with a Family Bathroom with bath and shower overhead.

OUTSIDE

Garden to the front, enclosed rear courtyard with decking area 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.

- Three Bedroom Semi Detached House
- Driveway - Two Cars
- Kitchen and Dining Room
- Enclosed Rear Courtyard
- Bathroom with Bath and Shower Overhead
- Popular Residential Area
- Entrance Hall & Downstairs WC
- Council Tax Band - B (Lincoln City Council)
- Energy Rating - C

