



44 Hewson Road

Lincoln, LN1 1RX

£1,300 pcm

THREE STOREY HOME

The property briefly comprises of an Entrance Hall with storage, leading to a Lounge, Dining Room and spacious Dining Kitchen with access to the Porch. To the First Floor, there are two Double Bedrooms, a Family Bathroom with Shower Over Bath and a separate Shower Room. The Second Floor offers two further Double Bedrooms. Outside, there is an enclosed Rear Courtyard and On Street Permit Parking.



LOCATION

The property is situated on Hewson Road in Lincoln, within the popular Great West End community. The area offers convenient access to local amenities, including The Sycamore, a well regarded local restaurant at the bottom of Hewson Road. The location is well-connected, with nearby shops, cafes, and public transport links into Lincoln City Centre, making it a sought-after residential setting.

ACCOMMODATION

This charming three-storey, four-bedroom terraced home is available now and offers spacious and flexible accommodation throughout. The internal layout comprises of an Entrance Hall with built-in storage cupboards, providing access to the Lounge - with furniture available to remain by request - Dining Room, downstairs WC and a generous Dining Kitchen with appliances including a Fridge Freezer and Dishwasher. The Kitchen has access to the Rear Courtyard via both the rear and side Porch. To the First Floor there is Bedroom One, Bedroom Two, a Family Bathroom with Shower Over Bath and a separate Shower Room. Stairs lead to the Second Floor, where there are two further Double Bedrooms, Bedroom Three and Bedroom Four both with wardrobes available to remain by request.

OUTSIDE

The property has an enclosed rear courtyard with a separate patio area and a front courtyard. Parking is on street and available via a residents permit.

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 Double Bedrooms**
- **Furniture - Can remain**
- **Kitchen with Appliances**
- **Rear Garden Overlooks Common**
- **Three Storey Terraced Home**
- **Lounge and Dining Room**
- **Spacious Dining Kitchen**
- **Property Available Now**
- **EPC Energy Rating - C**
- **Council Tax Band C (Lincoln City Council)**

