



## 8 Grosvenor Court

Lincoln, LN5 8QZ

**£1,000 pcm**

### FURNISHED OPTION AVAILABLE!

The property briefly comprises of an Entrance Porch leading to a WC, a spacious Lounge and a Dining Kitchen. Upstairs there are three Bedrooms and a Family Bathroom with a bath and shower overhead. Outside, there is off-street parking and a courtyard to the rear.



## LOCATION

Grosvenor Court is situated just off Newark Road in a well-established residential area of Lincoln, offering convenient access to a wide range of everyday amenities. Nearby you will find several supermarkets, local shops, cafés and takeaways, along with schooling and regular bus routes running directly into Lincoln city centre. The South Common is within easy reach for green space and walking routes, and the area provides straightforward access to major transport links including the A15 and A46, making it a practical and well-connected location.

## ACCOMMODATION

Immaculately presented throughout, this Three Bedroom Home is available now and early viewing is highly recommended. The internal accommodation comprises of an Entrance Hall leading to a downstairs WC, a spacious Lounge with additional storage, and a Dining Kitchen. The Lounge provides access to the stairs rising to the First Floor Landing, which serves Bedroom one, Bedroom two, Bedroom three and the Family Bathroom with bath and shower overhead. The property can also be made available on a furnished basis, depending on the applicant's requirements.

## OUTSIDE

Enclosed courtyard to the rear and a patio courtyard to the front, with off-street parking.

## RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,145.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00.

## 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.

## THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Immaculate Condition Throughout
- Spacious Dining Kitchen
- Three Bedrooms & Family Bathroom
- Enclosed Rear Courtyard
- Furnished Option Available
- Property Available Now
- Private Cul-de-sac Location
- Council Tax Band - B (Lincoln City Council)
- EPC Energy Rating - C

