



7 Sycamore Grove

Bracebridge Heath, Lincoln, LN4 2RD

£1,100 pcm

A Three Bedroom Semi Detached House in the popular residential area of Bracebridge Heath. Internal accommodation to briefly comprise of; Entrance Hall, Lounge, Dining Room, Kitchen and stairs leading to Three Bedrooms and a Family Bathroom with shower over bath.

Outside there is a Driveway, Garage and a Summer House with electricity.



LOCATION

The village of Bracebridge Heath lies approximately two miles South of the Cathedral City of Lincoln. Bracebridge Heath has its own shops including Tesco Express and Co-op, takeaways, hairdressers, a church, café, The Homestead, The Bull and The Blacksmiths Arms public houses, a petrol station and local primary and secondary schooling. Bracebridge Heath is well served by the new Eastern Bypass providing easy access to the North of Lincoln and beyond and also has a direct bus route into Lincoln City Centre.

ACCOMMODATION

Early viewing on this home is recommended. Internal accommodation comprising of Entrance Hall, Lounge leading to a separate Dining Room and Kitchen and upstairs there are Three Bedrooms, two double in size and a Family Bathroom with shower over bath.

OUTSIDE

Outside there is an enclosed rear garden with a patio and decking area, driveway, single garage and summer house with Electricity. Please note, the gardens are due to be maintained prior to the start of a tenancy.

RENT AND DEPOSIT

The asking Rent for the property is £1,100 per calendar month and the Tenancy Deposit is £1,265 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250

TENANCY TERM

The Landlord's preference is to let the property with a month minimum/fixed term, unless negotiated otherwise.

ADDITIONAL FEES

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 Bedrooms**
- **Single Garage & Driveway**
- **Summer House with Electric**
- **Gas Central Heating**
- **Kitchen & Separate Dining Room**
- **Gardens - to be maintained.**
- **Patio & Decking to the Rear.**
- **Council Tax Band - B**
- **EPC Energy Rating - C**

