



5 Picknett Way, Lincoln Road

Dunholme, Lincoln, LN2 3TP

£1,100 pcm

THREE STOREY HOME

The accommodation briefly comprises of an Entrance Hall leading to an Open Plan Living Area and Kitchen, along with a downstairs WC. To the First Floor, off the Landing, are Bedroom One, Bedroom Two and the Family Bathroom. To the Second Floor there is a Double Bedroom. The property also benefits from allocated parking spaces to the rear and an enclosed garden with decking area.



LOCATION

Picknett Way is situated within the popular village of Dunholme, which offers a good range of local amenities including shops, public houses, a primary school and regular bus services. The village also benefits from a strong sense of community and local green spaces. Lincoln City Centre is approximately four miles away and easily accessible via the A46, providing convenient access to the City Centre, Cathedral Quarter, university and railway station.

ACCOMMODATION

Available now, this well-presented Three Storey Home must be viewed to appreciate the size and finish on offer. The internal accommodation comprises of an Entrance Hall leading to an Open Plan Living Area with a fitted Kitchen including integral appliances such as a fridge, freezer and dishwasher, along with a downstairs WC, additional storage and access to the rear garden. To the First Floor are Bedroom One with an En Suite Shower Room, Bedroom Two and the Family Bathroom with a shower over the bath. The Second Floor provides a further spacious double Bedroom.

OUTSIDE

To the rear of the property there is an enclosed garden with a well established decking area, along with two allocated parking spaces. There is also a lawned garden to the front of the property.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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>

- Three Storey Home
- Open Plan Living Accommodation
- Kitchen with built in Appliances
- Property Available Now
- Enclosed Garden with Decking
- En-suite Shower Room
- Family Bathroom with Overhead Shower
- Two Allocated Parking Spaces
- EPC Energy Rating - B
- Council Tax Band - A (West Lindsey District Council)

