



11 Beechcroft Close

South Hykeham, Lincoln, LN6 9NB

£1,200 pcm

DRIVEWAY TO FRONT, AVAILABLE NOW!

The property briefly comprises an Entrance Hall, WC, Lounge, Dining Room, Spacious Kitchen, Conservatory and First Floor Landing leading to Three Bedrooms, En-suite to Bedroom One and Family Bathroom with shower over the bath. Outside there is a Private Rear Garden, Single Garage and Driveway



LOCATION

Located on Beechcroft Close in South Hykeham, the property is situated within a residential area to the south-west of Lincoln. South Hykeham provides a range of local amenities and facilities, with further shops and services available in North Hykeham and Lincoln. The A46 is accessible nearby, providing road links around Lincoln and towards Newark and the wider road network.

ACCOMMODATION

This well presented Three Bedroom Home is available now and offers accommodation comprising an Entrance Hall, WC, Lounge, Dining Room, Spacious Kitchen and Conservatory. Stairs rise to the First Floor Landing providing access to Three Bedrooms, with Bedroom One benefiting from an En-suite Shower Room, together with a Modern Fitted Family Bathroom with shower over the bath.

OUTSIDE

Private Rear Garden with Patio Area and Shed providing storage, together with a Single Garage and Driveway to the front providing parking.

RENT AND DEPOSIT

The asking Rent for the property is £1,200.00 per calendar month and the Tenancy Deposit is £1,380.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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 was implemented in May 2026 and affects 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>

- Modern Kitchen & Bathroom
- Property Available Now
- Single Garage & Driveway
- Private Rear Garden
- En-suite to Bedroom One
- Lounge, Dining Room & Conservatory
- EPC Energy Rating - C
- Council Tax Band - C (North Kesteven District Council)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.