



19 Breedon Drive

Lincoln, LN1 3XA

£1,100 pcm

WELL PRESENTED AND AVAILABLE NOW!

Situated to the North of the Cathedral City of Lincoln, this property provides convenient access to Lincoln City Centre, County Hospital and University. The property provides flexible accommodation including an Open Plan Living/ Dining Kitchen, Ground Floor Bedroom, Two First Floor Bedrooms, Bathroom and Annex Room with Shower Room and Kitchen area off. The property also benefits from driveway, garage and gardens.



19 Breedon Drive, Lincoln, LN1 3XA

LOCATION

The property is situated within an established residential area to the North of the Cathedral City of Lincoln. The property is well served by a range of local amenities including: shops, schools and leisure facilities and provides easy access to the City Centre, A46 & A15 road networks, Lincoln County Hospital and Lincoln University.

ACCOMMODATION

The property provides well presented and flexible internal accommodation briefly comprising of an Entrance Hall with under stairs store cupboard, WC, Open plan Living / Dining Room and Kitchen with back door to the rear garden, Ground Floor Bedroom with built-in wardrobes and Annex room off, having front and rear entrance doors, shower room and Kitchen area off. Stairs and Landing Leading to Bedroom One with storage cupboard, Bedroom Two and Bathroom. The property also benefits from gas central heating and double glazing. Viewing is recommended.

FURNISHING OPTIONS

Important Information

The property is available to let, offering flexible accommodation options to suit tenant requirements. The property is offered under two distinct rental options, being furnished or unfurnished, each with its own fixed asking rent. No offers above the stated asking rent will be considered, in accordance with current lettings legislation.

OUTSIDE

The property has front and rear Gardens, Driveway and single Garage.

RENT AND DEPOSIT

Unfurnished Option:

The asking rent for the property on an unfurnished basis is £1,100.00 PCM.

Tenancy Deposit: £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

Furnished Option:

The asking rent for the property on a furnished basis is £1,250.00 PCM.

Tenancy Deposit: £1,440.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £285.00.

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>

- Available Now
- Viewing Recommended
- Desirable North City Location
- Easy Access to Lincoln County Hospital
- Furnished or Unfurnished Options
- Annex Room
- Open Plan Living / Dining Kitchen
- Driveway, Gardens and Garage
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - D



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.

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