



## 4 Bramble Court

Bracebridge Heath, LN4 2QY

**£800 pcm**

### **NEW KITCHEN, NEWLY DECORATED, NEW FLOORING**

The property briefly comprises of an Entrance Porch leading to an Open Plan Living Accommodation and Kitchen with built-in storage. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and a Family Bathroom with overhead shower. The property also benefits from allocated parking to the front and an enclosed garden with patio to the rear.



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### LOCATION

Bramble Court is situated within the popular village of Bracebridge Heath, located to the south of Lincoln. The area offers a wide range of local amenities including supermarkets, shops, cafés and schooling, along with regular bus routes into Lincoln City Centre. The property is also well positioned for access to the A15 and A46, providing convenient transport links to the surrounding areas.

### ACCOMMODATION

This Two Bedroom Home has been recently improved throughout and offers well presented internal accommodation. The Entrance Porch leads into an Open Plan Living Area with a newly fitted Kitchen and built-in storage within the Lounge. Stairs rise to the First Floor Landing where there is access to Bedroom One with built-in wardrobes and a second single Bedroom, ideal for use as a study, office or additional storage, with further storage to the bulkhead. The Family Bathroom is fitted with a bath and overhead shower. An early viewing is highly recommended to appreciate the finish of the property.

### OUTSIDE

To the front there is a lawned garden with a driveway providing off-road parking. The rear garden is enclosed and mainly laid to lawn with a paved patio area.

### RENT AND DEPOSIT

The asking Rent for the property is £800.00 per calendar month and the Tenancy Deposit is £920.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £180.00.

### 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>

- Brand New Kitchen
- Newly Decorated Throughout
- New Flooring Downstairs
- Allocated Parking to Front
- Early Viewing Recommended
- Bedroom Two - Single Room
- Bathroom with Shower Overhead
- Property Available Now
- Council Tax Band - A (North Kesteven District 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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