



4 Banks Farm, Lincoln Road

Dunston, Lincoln, LN4 2EX

£1,700 pcm

QUIET CUL-DE-SAC LOCATION!

The property briefly comprises of an Entrance Hall, Downstairs WC, Lounge, Office, Dining Kitchen, Utility Room and a further Reception Room. To the First Floor there are Four Double Bedrooms, Two benefiting from En-suite Shower Rooms, along with a Family Bathroom fitted with a bath and separate shower. Externally the property benefits from a Driveway and enclosed gardens.



LOCATION

Banks Farm is situated along Lincoln Road within the village of Dunston, positioned to the south-east of Lincoln. The village offers a well regarded primary school, village hall and local amenities, with further facilities available in the nearby villages of Metheringham and Branston, including shops, pubs and secondary schooling. Lincoln City Centre is easily accessible by road, providing a wide range of shopping, leisure facilities, restaurants and employment opportunities, as well as Lincoln University and the main railway station. The A15 and A46 are within convenient reach, offering good transport links to surrounding towns and the wider road network.

ACCOMMODATION

This spacious family home must be viewed to appreciate the overall size and layout on offer. To the First Floor there are Four Double Bedrooms, Two with En-suite Shower Rooms and a Family Bathroom with both bath and a separate shower, along with additional storage. The Ground Floor comprises of a spacious Lounge with access to the rear garden, a Dining Kitchen leading through to a Utility Room, an Office, Downstairs WC and a further Reception Room providing access to the integral Double Garage, which benefits from a power supply.

OUTSIDE

Driveway providing off-road parking, Gardens to the front and rear. Integral Double Garage.

RENT AND DEPOSIT

The asking Rent for the property is £1,700.00 per calendar month and the Tenancy Deposit is £1,960.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £390.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term, unless negotiated otherwise.

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/>

VIEWING

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>

- Executive Family Home
- Private Cul-De-Sac Location
- Four Double Bedrooms
- Two En-suite Shower Rooms
- Bathroom with Bath & Shower
- Spacious Kitchen Dining Room
- Integral Double Garage
- Viewing Highly Recommended
- EPC Energy Rating - C
- Council Tax Band - E (North Kesteven District Council)

