



14 Gerald's Close

Lincoln, LN2 4AL

£1,650 pcm

PRIME LOCATION & PART FURNISHED!

Early viewing of this well presented Detached Bungalow is required. Situated within a sought after position to the north of the Cathedral City of Lincoln, the property benefits from easy access to the Cultural Quarter, Lincoln City Centre and Lincoln County Hospital. The property boasts well-presented internal accommodation including: Entrance Hall, Lounge, Dining Kitchen, Utility, Bedroom 1 with En-suite Shower Room off, Bedroom 2, Bedroom 3, Bedroom 4, Separate WC and Family Bathroom. The property also benefits from front and rear Gardens, Driveway and Garage.



LOCATION

The property is located to the north of the Cathedral City of Lincoln, providing easy access to the Lincoln City Centre, Lincoln County Hospital and the historic Cultural Quarter. The property has access to a full range of amenities including shops, schools, leisure facilities and supermarkets.

ACCOMMODATION

The internal accommodation briefly comprises: Entrance Hall, Hallway with built in storage cupboards, Lounge with feature fireplace and patio doors leading to the rear garden. Dining Kitchen with patio doors leading to rear garden, Utility, Family Bathroom, Separate WC, Bedroom 1 with patio doors leading to rear garden and En-suite Shower Room off, Bedroom 2, Bedroom 3 and Bedroom 4. The property also benefits from gas central heating and double glazing. Viewing is recommended.

OUTSIDE

The property occupies a good sized plot with well maintained front and rear gardens. A paved driveway and forecourts provide access to the property, the double garage with EV charging point and off-road parking. The rear garden is principally laid to lawn with paved seating areas and a range of beds and borders comprising a mix of flowers, shrubs, bushes and trees.

FURNISHINGS

The property is marketed as an unfurnished let. Furnishings may be included by negotiation.

RENT AND DEPOSIT

The asking Rent for the property is £1,650.00 per calendar month and the Tenancy Deposit is £1,900.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £380.00.

TENANCY TERM

The property is to be let with an initial 12 month 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/>

VIEWINGS

By prior appointment through Mundys.

- Prime Uphill Location
- Easy Access to Lincoln County Hospital
- Detached Bungalow
- Driveway and Double Garage
- Part Furnished
- Lounge and Dining Kitchen
- Rear Garden
- Viewing Recommended
- Council Tax Band - E (Lincoln City Council)
- Energy Performance Rating - C



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.