

19 Lime Tree Close

Lincoln, LN6 0RT

£950 pcm

EARLY VIEWING RECOMMENDED

Internal accommodation briefly comprises an Entrance Hall, WC, Lounge, Dining Room, Kitchen, Conservatory and Stairs to the First Floor Landing, providing access to Bedroom One, Bedroom Two, Bedroom Three and Family Bathroom with Bath and Shower Overhead. Outside there is a Generous Private Rear Garden, Driveway and Single Garage.





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LOCATION
Lime Tree Close is situated within the popular Birchwood area of Lincoln, to the south-west of the City Centre. The nearby Birchwood Shopping Centre provides a range of local shops and everyday amenities, with further retail and leisure facilities available along Tritton Road and the surrounding area. The property is well placed for access to the A46 and A1434, while regular bus services provide links into Lincoln City Centre and surrounding areas.

ACCOMMODATION
The property provides well proportioned accommodation arranged over two floors. The Entrance Hall provides access to the WC, Lounge and Dining Room, with the separate Kitchen leading through to the Conservatory. Stairs rise to the First Floor Landing, providing access to Bedroom One, Bedroom Two, Bedroom Three and the Family Bathroom fitted with a Bath and Shower Overhead. The property offers a practical layout with separate reception and living spaces on the Ground Floor and Three Bedrooms to the First Floor. Please note that the photographs were taken prior to the current occupancy and therefore an in-person viewing is essential.

OUTSIDE
Situated on a Corner Plot, the property benefits from a Generous Private Rear Garden, Driveway and Single Garage.

RENT AND DEPOSIT
The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

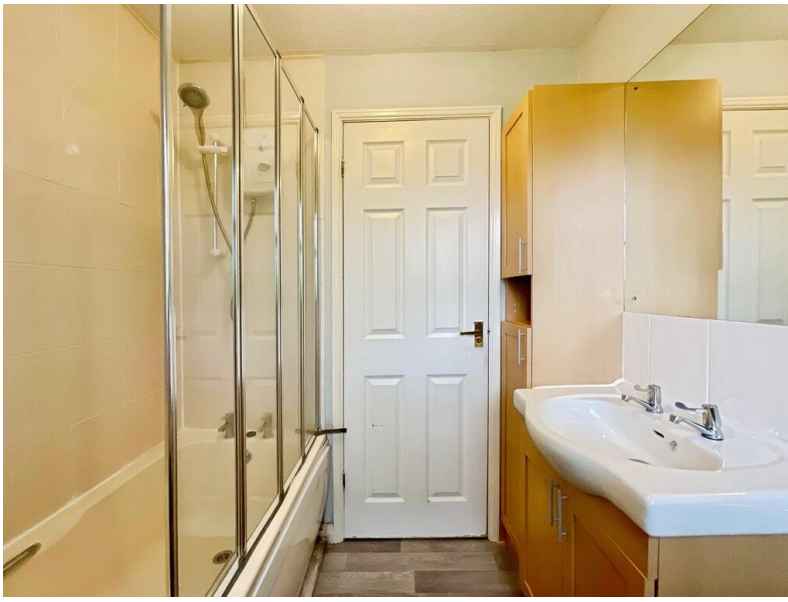
ASSURED PERIODIC TENANCY
The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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/help/lettings-fees-information-for-tenants/

VIEWING
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

- Generous Corner Plot
- Three Bedrooms
- Single Garage and Driveway
- Modern Kitchen
- Lounge and Dining Room
- Conservatory Overlooking Rear
- Viewing Highly Recommended
- Council Tax Band - B (Lincoln City Council)
- EPC Energy Rating - D







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

The Property Ombudsman