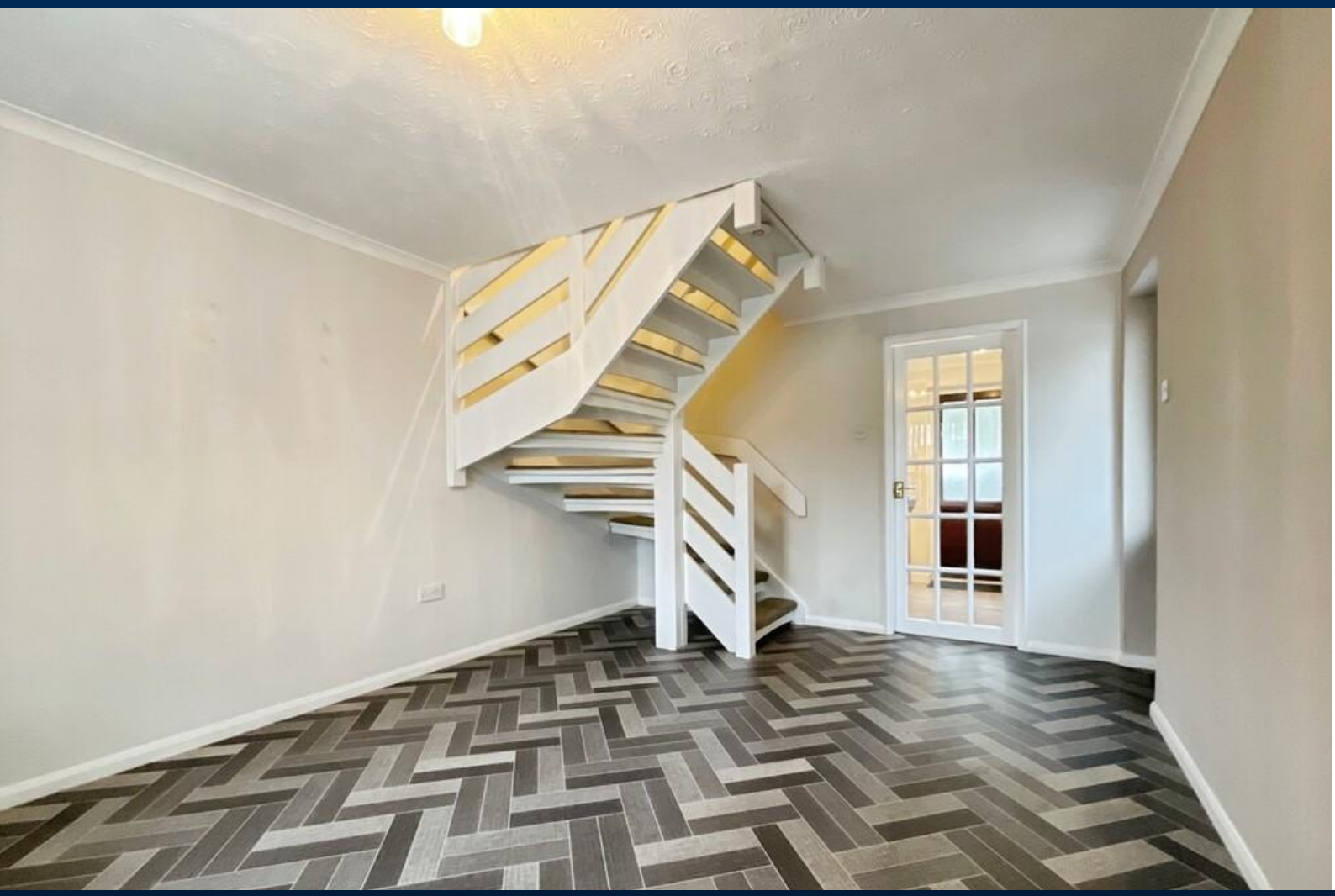


9 Digby Close

Lincoln, LN6 3PZ

£900 pcm

DRIVEWAY, MODERN KITCHEN

The property briefly comprises a Lounge, Breakfast Kitchen, Bedroom One, Bedroom Two and Family Bathroom. The property also benefits from Off-Road Parking and Low Maintenance Gardens.





9 Digby Close, Lincoln, LN6 3PZ

LOCATION
Digby Close is situated within the established Doddington Park area of Lincoln, to the south-west of the City Centre. The nearby Birchwood Shopping Centre and surrounding local facilities provide access to everyday shopping and services, while further supermarkets, retail outlets and leisure facilities can be found along Tritton Road and at Valentine Retail Park. Hartsholme Country Park and Swanholme Lakes are also within the wider surrounding area, offering open spaces and walking routes. The property is well placed for access to the A46 and A1434, with regular bus services connecting the area to Lincoln City Centre and surrounding locations.



ACCOMMODATION
This Two Bedroom Home offers well proportioned accommodation throughout. The Lounge features a Bay Window to the front elevation and a Feature Fireplace, with the Breakfast Kitchen providing space for dining and access through to the Rear Garden. Stairs rise to the First Floor Landing, providing access to Bedroom One, which benefits from a Built-in Storage Cupboard, Bedroom Two and Family Bathroom which is fitted with a WC, Wash Hand Basin and Electric Shower over the Bath.



OUTSIDE
The property benefits from Gardens to both the Front and Rear. A Driveway provides Off-Road Parking and side access to the property. The Enclosed Rear Garden is designed for low maintenance, with a Paved Seating Area and Artificial Grass.

RENT AND DEPOSIT
The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £205.00.

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

- Two Bedroom Semi Detached
- Modern Bathroom and Kitchen
- Modernised Interior
- Lounge and Breakfast Kitchen
- Family Bathroom with shower
- Front and Rear Gardens
- Driveway to the Side
- Easy Access to Lincoln A46
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - D

Museum Court
Grantham Street
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LN2 1JB

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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