



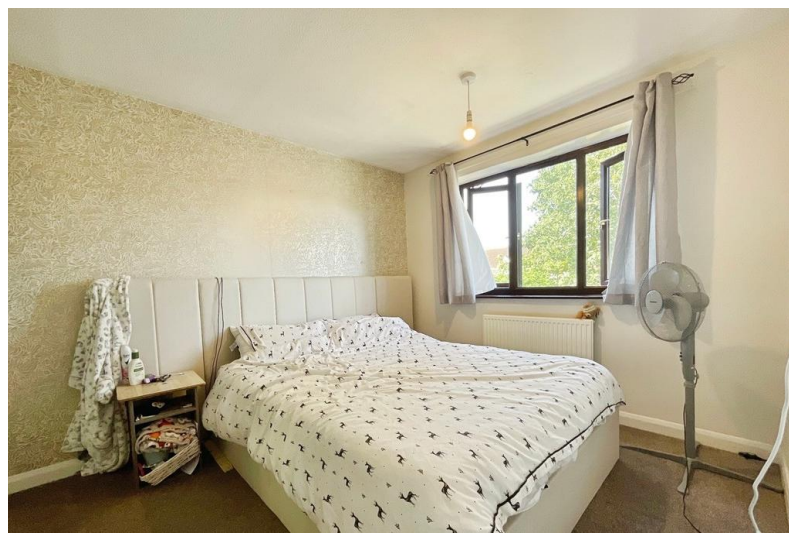
7 Sycamore Grove

Bracebridge Heath, LN4 2RD

£1,100 pcm

SUMMER HOUSE WITH ELECTRICITY IN THE GARDEN.

The internal accommodation briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen and stairs rising to the First Floor providing access to Three Bedrooms and a Family Bathroom with Shower Overhead. The property also benefits from a driveway, single garage and a Summer House with electricity.



LOCATION

Sycamore Grove is situated within the popular village of Bracebridge Heath, located to the south of Lincoln. The village offers a wide range of amenities including supermarkets, convenience stores, public houses, cafes, healthcare facilities and well regarded schooling. The property is conveniently positioned for access to Lincoln City Centre, Lincoln County Hospital and the A15, with regular bus services providing connections into the city. Bracebridge Heath remains a popular residential location due to its excellent local amenities and convenient transport links.

ACCOMMODATION

An early viewing is highly recommended as we anticipate strong interest in this well presented family home. The internal accommodation briefly comprises of an Entrance Hall leading to a spacious Lounge, separate Dining Room and fitted Kitchen. To the First Floor there are Three Bedrooms, two of which are generous double rooms, together with a Family Bathroom fitted with a bath and Shower Overhead. The property offers well proportioned accommodation throughout and is complemented by excellent outside space, making it ideally suited to a variety of occupiers.

OUTSIDE

The property benefits from an enclosed rear garden with both patio and decking areas, together with a driveway and single garage. A Summer House with electricity provides a versatile additional space.

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

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>

- Three Bedrooms
- Single Garage & Driveway
- Summer House with Electric
- Early Viewing Recommended
- Bathroom with Shower Overhead
- Lounge and Dining Room
- Enclosed Garden with Decking
- Council Tax Band - B (North Kesteven District Council)
- EPC Energy Rating - C

