

16 Rookery Park

Lincoln, LN6 7BY

£900 pcm

OFF-STREET PARKING TO THE SIDE OF THE HOUSE

Briefly comprises an Entrance Hall leading to a Lounge, Kitchen Diner with access to the rear garden and Downstairs WC. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and the Family Bathroom with shower over the bath.





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LOCATION
Rookery Park is situated within a popular residential area of Lincoln, conveniently located for access to a range of local amenities, schools and transport links. The property is within easy reach of Lincoln City Centre, offering a wide selection of shops, restaurants, leisure facilities and other amenities. Regular bus services provide access to the city centre and surrounding areas, while the A46 bypass is also easily accessible, providing convenient road links to Newark, the A1 and the wider region.

ACCOMMODATION
An early viewing of this well presented Two Bedroom Home is highly recommended, with strong interest anticipated. The internal accommodation comprises; Entrance Hall leading to a Lounge, Kitchen Diner and Downstairs WC, with access to the enclosed rear garden provided from the Kitchen Diner. Stairs rise from the hallway to the First Floor Landing, providing access to Bedroom One, Bedroom Two and the Family Bathroom with shower over the bath.

OUTSIDE
The property benefits from one allocated parking space to the side of the house. To the rear there is an enclosed garden with a patio area.

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

- Early Viewing Reccomended
- Popular Residential Area
- Open Plan Kitchen Diner
- Enclosed Rear Garden
- Off Street Parking
- Two Double Bedrooms
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)







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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