



34 Westbrooke Place

Lincoln, LN6 7GS

£995 pcm

DRIVEWAY PROVIDING OFF STREET PARKING

This well presented Two Bedroom Home briefly comprises of an Entrance Hall, Kitchen, Downstairs WC and a spacious Lounge with patio doors opening onto the rear garden. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and the Family Bathroom with shower over the bath. The property also benefits from an enclosed rear garden with a patio area and garden shed.



LOCATION

Westbrooke Place is situated just off Westbrooke Road, within a modern residential development in the western area of Lincoln. The property is conveniently positioned for a range of local amenities including supermarkets, convenience stores, takeaways and healthcare facilities on nearby Tritton Road and within the surrounding area. Local schooling is available nearby, including St Peter at Gowts Church of England Primary School and other primary and secondary schools. Regular bus services provide access to Lincoln City Centre, while the A46 bypass is easily accessible, offering convenient road links to Newark, the A1 and surrounding villages. Lincoln City Centre, with its wide range of shopping, restaurants and leisure facilities, is also within easy reach

ACCOMMODATION

Available for an early viewing, this well maintained Two Bedroom Home offers internal accommodation comprising of an Entrance Hall, Kitchen, Downstairs WC and a spacious Lounge with patio doors leading to the enclosed rear garden. To the First Floor is Bedroom One with built-in wardrobes, Bedroom Two and the Family Bathroom fitted with a shower over the bath.

OUTSIDE

To the front of the property there is a driveway providing off street parking. To the rear there is an enclosed garden with a patio area, lawn and garden shed.

RENT AND DEPOSIT

The asking Rent for the property is £995.00 per calendar month and the Tenancy Deposit is £1,145.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00.

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 Double Bedrooms
- Driveway to the Side
- Enclosed Garden with Patio
- Kitchen and Spacious Lounge
- Built-in Wardrobes - Bedroom One
- Bathroom with Shower Overhead
- Early Viewing Recommended
- EPC Energy Rating - B
- Council Tax Band - A (Lincoln City Council)



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