



17 Chedworth Road

Lincoln, LN2 4SL

£995 pcm

DRIVEWAY & EV CHARGING POINT

Property briefly comprises of a Front Porch leading to a Spacious Lounge and Kitchen. Upstairs are three Bedrooms and the Family shower room. Garden to the front and rear with driveway and storage garage to the front.



LOCATION

Chedworth Road is situated within a well-established residential area to the north of Lincoln city centre, offering convenient access to a range of local amenities. The area is well served by nearby shops, supermarkets and everyday services, with additional facilities available along nearby Wragby Road and in the adjoining residential districts. Regular bus services operate close by, providing straightforward access into Lincoln city centre, which offers a wider range of shopping, leisure facilities, the historic Cathedral Quarter and the University of Lincoln. Road links are also easily accessible, with good routes out towards the Lincoln Eastern Bypass and surrounding villages.

ACCOMMODATION

Available now, this extended Three Bedroom Home offers a larger than average Ground Floor layout. The internal accommodation comprises of an Entrance Porch leading to a spacious 22ft Lounge, with a storage cupboard housing the modern boiler and access to the modern Kitchen Diner featuring bi-fold doors and appliances including a washing machine. Stairs rise from the Lounge to the First Floor Landing, which provides access to the Family Shower Room, Bedroom One and Bedroom Two, both double in size, with Bedroom One benefiting from built-in wardrobes. Bedroom Three is a single Bedroom and is restricted in size due to the bulkhead.

OUTSIDE

Endosed garden to the rear with a small patio area. To the front, there are gardens and a spacious driveway providing off-road parking. Please note the garage has been reduced in size by the current owner and is suitable for storage only, however it does benefit from lighting and power.

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.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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 is to be implemented in May 2026 and will affect existing and new tenants. 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>

- Storage Garage Only
- Property Available Now
- Family Shower Room
- 22ft Spacious Lounge
- Modern Kitchen Dining Room
- Endosed Rear Garden
- Two Double & One Single Bedroom
- Solar Providing Low Energy Costs
- EPC Energy Rating - C
- Council Tax Band - B (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.