

47 Rookery Lane

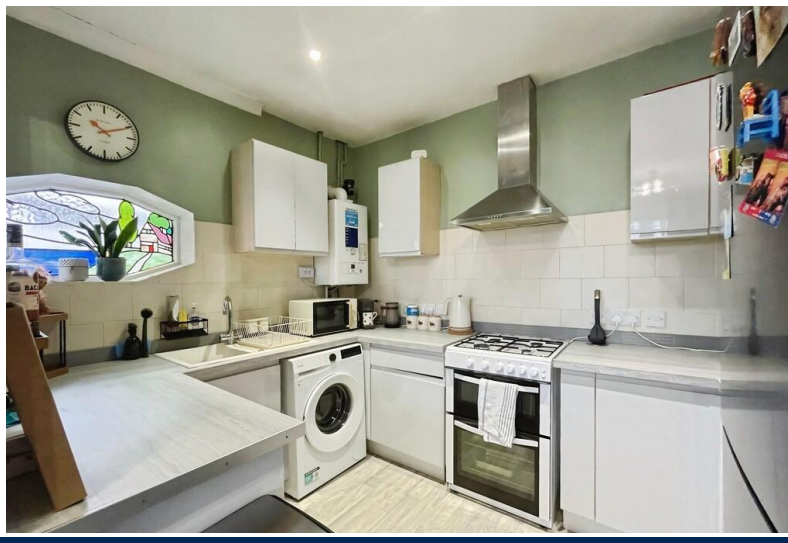
Lincoln, LN6 7PX

£900 pcm

DETACHED BUNGALOW!

A Two Bedroom Semi-Detached Bungalow situated within the popular Boultham area of Lincoln. The accommodation briefly comprises Entrance Hall, Open Plan Lounge and Kitchen, Two Double Bedrooms and a Family Bathroom. Outside, the property benefits from a gravelled Front Garden, enclosed Side Garden with patio area and On-street parking.





47 Rookery Lane, Lincoln, LN6 7PX

LOCATION
The property is situated on Rookery Lane within the Boultham area of Lincoln, to the south of the City Centre. Boultham Park is within walking distance and offers a range of leisure facilities, including a café, tennis courts, putting green and children's play area. There are also local shops and everyday amenities nearby, with further supermarkets and facilities available along Newark Road. The area is served by regular bus services providing access into Lincoln City Centre, where a wider range of shopping, restaurants, cafés and leisure facilities can be found. Newark Road and Skellingthorpe Road also provide access to the A46 Bypass.



ACCOMMODATION
The property is entered via the Entrance Hall which provides access to the main accommodation. The Lounge provides space for seating and dining and opens through to the Kitchen, creating an open plan living area. Bedroom One is a Double Bedroom, while Bedroom Two is a Single Bedroom. The Family Bathroom is fitted with a suite comprising a bath with shower overhead, wash hand basin and WC.

OUTSIDE
To the front of the property is a gravelled Garden, with an enclosed Side Garden featuring a small patio area. On-street parking is available.



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 Bedrooms
- Open Plan Kitchen Lounge
- Enclosed Side Garden
- Bathroom with Shower Overhead
- Spacious Lounge / Kitchen
- Popular Residential Location
- On Street Parking
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C

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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