



5 Lime Tree Close

Lincoln, LN6 0RT

£1,100 pcm

NEW CARPETS - NEW DECOR - NEW BATHROOM!

The property briefly comprises of an Entrance Hall with downstairs WC, leading to a spacious Lounge and Kitchen/Diner with patio doors providing access to the rear garden. Stairs rise to the First Floor Landing, which provides access to Bedroom One, Bedroom Two and Bedroom Three, along with a Family Bathroom fitted with a bath with overhead shower. The property further benefits from a driveway providing parking for two cars and an enclosed rear garden with patio area.



LOCATION

Lime Tree Close is situated within a residential development to the South West of Lincoln City Centre. The location provides convenient access to local amenities, schooling and public transport links, along with easy access to the A46 bypass and Lincoln City Centre. A wider range of shops, leisure facilities and transport connections are all within easy reach.

ACCOMMODATION

This well presented home has been newly decorated throughout and benefits from newly fitted carpets. The internal accommodation comprises of an Entrance Hall with downstairs WC, Lounge and Dining Kitchen with patio door access to the rear garden. To the First Floor, the Landing provides access to Bedroom One with built-in wardrobes, Bedroom Two and Bedroom Three, along with a Family Bathroom fitted with a bath with overhead shower. Additional storage can be found within the boiler cupboard located off the Landing.

OUTSIDE

Courtyard area to the front of the property, with a driveway to the side providing parking for two cars. To the rear there is an enclosed garden, mainly laid to lawn with a patio area adjacent to the property.

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.

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 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>

- Newly Fitted Carpets
- Newly Decorated Throughout
- Newly Fitted Bathroom
- Newly Installed Boiler
- Wardrobes to Bedroom One
- Enclosed Garden with Patio
- Driveway for Two Cars
- Spacious Kitchen Diner
- 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 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.