

21 Westbrooke Place

Lincoln, LN6 7GS

£975 pcm

WELL PRESENTED TWO BEDROOM HOME!

Early viewing of this desirable property is recommended. The property provides internal accommodation including Kitchen, WC, Open Plan Living Area, Two Bedrooms and a Bathroom. The property also benefits from off-street parking and low maintenance Gardens.





21 Westbrooke Place, Lincoln, LN6 7GS

LOCATION
The property is situated within Westbrooke Place, a modern residential development to the south of Lincoln City Centre. The area is well served by local amenities, with a range of shops, supermarkets and everyday facilities available nearby, including those along Tritton Road and Newark Road. The development provides convenient access to the A46 Bypass and surrounding road network, making it well placed for commuting. Lincoln City Centre is also accessible, offering an extensive range of shopping facilities, cafés, restaurants, public houses and leisure amenities, together with the historic Cathedral Quarter.



ACCOMMODATION
The Ground Floor comprises a modern Kitchen, downstairs WC and a spacious Lounge / Dining Room, featuring useful under stairs storage and French doors opening onto the Garden. Stairs lead from the Lounge to the First Floor Landing. Bedroom One is a Double Bedroom situated to the rear of the property and benefits from Double Built-in Wardrobes with sliding doors. Bedroom Two is positioned to the front of the property. The Family Bathroom is fitted with shower over and glass shower screen. The property further benefits from Gas Central Heating and Double Glazing.

OUTSIDE
Externally, the property benefits from an allocated Parking Space and an enclosed Rear Garden, which has a combination of paved and AstroTurf finishes.



RENT AND DEPOSIT
The asking Rent for the property is £975.00 per calendar month and the Tenancy Deposit is £1,125.00 (equal to 5 weeks' rent).

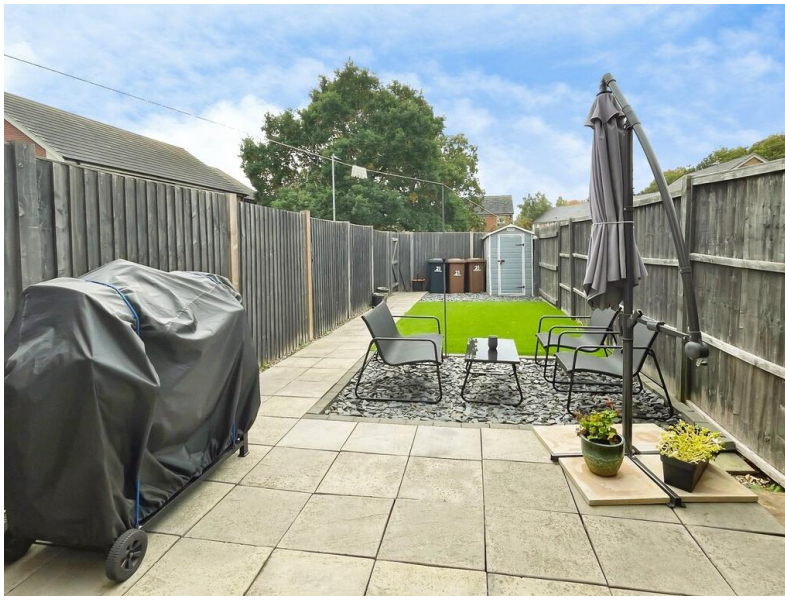
The Holding Deposit for this property is £225.00.

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



- Modern Home
- Desirable South City Location
- Two Bedrooms
- Open Plan Living Dining Room
- Easy Access to Amenities
- Family Bathroom and Downstairs WC
- Allocated Parking
- Viewing Recommended
- EPC Energy Rating - B
- Council Tax Band - A (Lincoln City Council)

Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

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