



65 Shrewsbury Road

Bracebridge Heath, Lincoln, LN4 2GU

£1,100 pcm

QUIET CUL-DE-SAC LOCATION. Briefly comprises; Entrance Hall, Downstairs WC, Lounge and Dining Kitchen with washing machine, dishwasher and fridge freezer. Stairs rise to the First Floor Landing providing access to Bedroom One with fitted wardrobes and an En-suite Shower Room, Bedroom Two, Bedroom Three and the Family Bathroom. The property also benefits from a driveway providing off-street parking for two vehicles and an enclosed rear garden.



LOCATION

Shrewsbury Road is situated within a modern residential development in the popular village of Bracebridge Heath, located to the south of Lincoln. The property is conveniently positioned close to a range of local amenities including a Co-op Food, convenience stores, cafés, takeaways, a pharmacy and healthcare facilities. The village also benefits from well-regarded schooling and regular bus services to Lincoln City Centre. The nearby A15 and A46 provide excellent road links to Lincoln, Sleaford, Newark and the surrounding area.

ACCOMMODATION

This well presented modern end terrace home is available now and offers spacious accommodation throughout. The internal accommodation comprises; Entrance Hall leading to a Downstairs WC, spacious Lounge and Dining Kitchen with fitted washing machine, dishwasher and fridge freezer with patio doors opening onto the enclosed rear garden. To the first floor there are three Bedrooms, with Bedroom One benefiting from built-in wardrobes and an En-suite Shower Room, together with a modern Family Bathroom. Please note, the photographs and video were taken prior to the previous occupation of the property and therefore a viewing is highly recommended to fully appreciate the accommodation and presentation.

OUTSIDE

To the side of the property is a driveway providing off-street parking for two vehicles. To the rear there is an enclosed garden with a patio seating area and lawn.

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.

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>

- Spacious Dining Kitchen with washing machine, dishwasher and fridge freezer
- Enclosed Garden & Patio
- En-Suite and fitted wardrobes to Bedroom One
- Family Bathroom with Shower
- Driveway - Parking for Two Cars
- Quiet Cul De Sac location
- Council Tax Band - B (North Kesteven District Council)
- EPC Energy Rating - B



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.