



## 9 Dellfield Close

Lincoln, LN6 0EQ

**£1,100 pcm**

### **NEWLY DECORATED WITH NEW FLOORING**

The property briefly comprises of an Entrance Hall leading to a Lounge and Kitchen Diner. Stairs rise to the First Floor Landing and provide access to Bedroom One, Bedroom Two, Bedroom Three and the Family Bathroom. There is a driveway providing parking to the front and an enclosed garden and patio area to the rear.



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### ACCOMMODATION

This well presented Semi Detached Home is available now and an early viewing is recommended to appreciate both the size and finish of the accommodation on offer. The internal accommodation briefly comprises of an Entrance Hall leading to a Lounge and Kitchen Diner with under stairs storage and patio doors providing access to the rear patio area. Stairs rise to the First Floor Landing and provide access to all rooms including Bedroom One, Bedroom Two, Bedroom Three with built-in storage over the bulkhead and the Family Bathroom with shower overhead.

### OUTSIDE

To the front of the property there is a driveway providing off street parking together with a gravelled area. To the rear there is an enclosed garden with patio area.

### LOCATION

Dellfield Close is situated to the south west of Lincoln City Centre within a popular residential area. The property is conveniently located for access to a range of local amenities including supermarkets, convenience stores, schooling and leisure facilities. Nearby transport links provide easy access to Lincoln City Centre, Lincoln Central Railway Station and the A46 bypass. The property is also well positioned for access to Tritton Road retail facilities and surrounding business parks.

### 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>

- Newly Decorated Throughout
- New Flooring Fitted Throughout
- Driveway to the Front
- Endosed Garden and Patio
- Property Available Now
- Bathroom with Overhead Shower
- Early Viewing Recommended
- Spacious Kitchen Diner
- Council Tax Band - B (Lincoln City Council)
- EPC Energy Rating - C



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.

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