



39 Mercer Drive

Lincoln, LN1 1AG

£2,195 pcm

SPACIOUS DETACHED FAMILY HOME!!

The property has been redecorated with new carpets and briefly comprises of an Entrance Hallway, spacious Lounge, Dining Room, additional Family Room, modern fitted Kitchen/Diner, Utility Room, WC, and rear garage access to the Ground Floor. To the First Floor there are Five well proportioned Bedrooms with fitted wardrobes to Four Bedrooms, En-suites to Two Bedrooms, additional family Bathroom and Study / Bedroom Six. The property also benefits from a split level rear garden, driveway with electric vehicle charging point and double garage.



LOCATION

Mercer Drive is conveniently located to the West of Lincoln with access to Lincoln City Centre, the A46 bypass, local schooling and a range of nearby amenities and green spaces nearby including West Common.

ACCOMMODATION

The accommodation briefly comprises of an Entrance Hallway, spacious Lounge with French doors to the Garden, Dining room, additional Family Room with French doors, modern fitted Kitchen/Diner with French doors, Utility Room, WC and rear Garage access to the Ground Floor. To the First Floor there are Five well proportioned Bedrooms with fitted wardrobes to Four Bedrooms, En-suites to Two Bedrooms, Study / Bedroom Six and a Family Bathroom with a bath and a separate shower cubicle.

OUTSIDE

To the rear of the property there is a split level garden, laid to lawn with two patio areas. To the front of the property there is a garden area, driveway, a fitted electric vehicle charging point and double garage with electric up- and-over doors.

RENT AND DEPOSIT

The asking Rent for the property is £2,195.00 per calendar month and the Tenancy Deposit is £2,530.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £505.00.

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 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>

- Executive Detached Family Home
- Five Double Bedrooms and Study / Bedroom 6
- 2 En-suite Bathrooms and Family Bathroom with Shower
- Three Reception Rooms
- Double Garage and Long Driveway
- Open Plan Kitchen Diner and Utility
- Split Level Garden
- Excellent Access to Amenities and Transport Links
- Council Tax Band - F (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 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.