



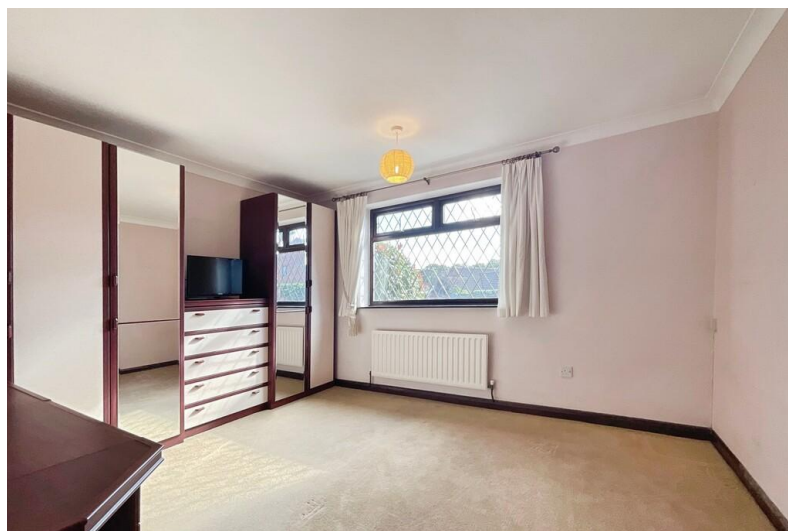
20 Hawkshead Grove

Lincoln, LN2 4XB

£1,100 pcm

AVAILABLE NOW, SINGLE GARAGE TO THE REAR

Property briefly comprises of an Entrance Porch leading to a Spacious Lounge, Dining Room, Conservatory and Kitchen with appliances. Bedroom One and Bedroom Two are accessed from a small Landing, which also provides access to the Family Bathroom with shower overhead. Driveway providing parking, with a single garage and outside courtyard garden.



LOCATION

Hawkshead Grove is situated within a residential location to the north of the City Centre. The property is within easy reach of local amenities, with a Waitrose supermarket and Lincolnshire Co-op Food Store available nearby, together with further shops and services along Nettleham Road and Wolsey Way. There are also local cafés, takeaways and leisure facilities within the surrounding area. Regular bus services operate nearby, with Lincoln City Centre approximately two miles away and Lincoln Central Railway Station around two miles from the property. The Cathedral Quarter, Lincoln Cathedral, Castle and Bailgate are also within easy reach of the City Centre.

ACCOMMODATION

This well presented Bungalow offers spacious accommodation throughout, with the Entrance Porch leading into the Lounge, which has a newly fitted electric fire. The Dining Room provides access to the Conservatory, while the Kitchen is fitted with appliances including a Fridge Freezer and Washing Machine. A further Hallway provides additional storage and access to Bedroom One, which has built-in wardrobes, Bedroom Two and the Family Bathroom with shower overhead.

OUTSIDE

The property benefits from an Endosed Courtyard Garden to the Rear, with a Driveway, Patio and Gravelled areas to the Front and Side. The Rear Garden has established shrubs and bushes, together with a Single Garage benefiting from electricity.

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 2024 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>

- Two Double Bedrooms
- Endosed Courtyard Garden
- Bathroom with Shower Overhead
- Early Viewing Recommended
- Single Garage and Driveway
- Kitchen with Appliances
- Spacious Lounge with Electric Fire
- EPC Energy Rating - C
- Council Tax Band - C (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 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.