

19 Rockingham Close

Lincoln, LN6 0FY

£1,100 pcm

THREE BEDROOMS AND THREE BATHROOMS

A Three Storey Town House, briefly comprising an Entrance Hall, Utility Room, Bedroom Three and Downstairs Shower Room, with access to the Integral Garage. Stairs rise to the First Floor Landing, providing access to the Lounge and Spacious Kitchen Diner. A further staircase leads to the Second Floor Landing, with access to Bedroom One and Bedroom Two, both benefiting from En-suite Bathrooms. Outside, there is a Driveway and Integral Garage to the front, with an Enclosed Courtyard to the rear.





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LOCATION
Situated within the popular residential area of Birchwood, to the south-west of Lincoln City Centre, the property is conveniently positioned for a range of local amenities, including the Birchwood Shopping Centre, local shops and everyday facilities. There are regular bus services providing access into Lincoln City Centre, which offers an extensive range of shopping, leisure and recreational facilities, together with the University of Lincoln and mainline railway station. The property also benefits from convenient access to the A46 Lincoln Bypass and surrounding road networks.



ACCOMMODATION
Available now, this Three Bedroom, Three Storey Town House offers spacious accommodation arranged over three floors and should be viewed to appreciate the space on offer. The Ground Floor comprises an Entrance Hall with Built-in Storage, Utility Room, Bedroom Three, a Shower Room and access to the Integral Garage. Stairs rise to the First Floor Landing, leading to a spacious Lounge and Kitchen Diner. A further staircase leads to the Second Floor, where Bedroom One benefits from an En-suite Bathroom and Bedroom Two has an En-suite Shower Room.

OUTSIDE
To the front of the property there is Off-Road Parking for Two Vehicles and access to the Integral Garage. To the rear there is an Enclosed, Low-Maintenance Courtyard, finished with a combination of Plum Slate and Paved Areas, with a Raised Flower Bed.



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



- Three Bedrooms
- Two En-suite Bathrooms
- Early Viewing Recommended
- Two Parking Spaces & Garage
- Ground Floor Shower Room
- Spacious Dining Kitchen
- Downstairs Utility Room
- Enclosed Rear Courtyard
- Council Tax Band - C (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 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