



4b Lavenham Grove

Lincoln, LN6 7ET

£750 pcm

FIRST FLOOR APARTMENT

The property comprises of internal accommodation including an Entrance with Stairs leading to the First Floor Landing, Lounge, Fitted Kitchen, Double Bedroom and Shower Room. Outside, there is an Allocated Parking Space and Garden Area to the front.



LOCATION

Lavenham Grove is situated within the popular Birchwood area of Lincoln, to the south-west of the City Centre. The nearby Birchwood Shopping Centre provides a range of local shops and everyday amenities, with further retail and leisure facilities available along Tritton Road. The property is also well placed for access to the A46 and A1434, with regular bus services providing links into Lincoln City Centre and the surrounding areas.

ACCOMMODATION

This First Floor Apartment offers well proportioned accommodation throughout, with the Entrance providing access to Stairs rising to the First Floor Landing. From the Landing, there is access to a comfortable Lounge, separate Fitted Kitchen, Double Bedroom and a Shower Room. The property provides a practical layout, with the main living and bedroom accommodation arranged on one floor

OUTSIDE

The property benefits from Off Street Parking to the front, together with a Garden Area.

RENT AND DEPOSIT

The asking Rent for the property is £750.00 per calendar month and the Tenancy Deposit is £865.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £170.00.

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>

- First Floor Apartment
- Lounge and Fitted Kitchen
- Popular Location South of Lincoln
- Double Bedroom
- Allocated Parking Space
- Garden to the front
- Shower Room
- Council Tax Band - A (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.