



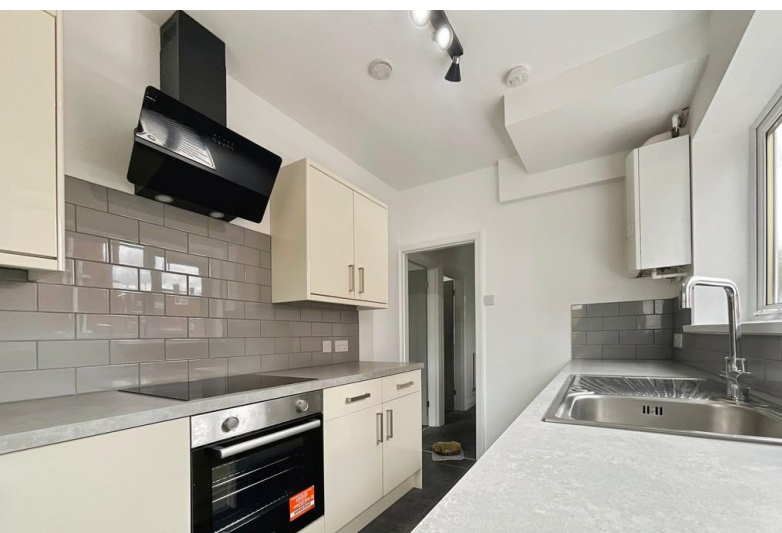
75 Westwick Drive

Lincoln, LN6 7RP

£950 pcm

DRIVEWAY TO THE FRONT

Briefly comprises an Entrance Hall, Downstairs WC, Built-in Storage, Lounge, Dining Room and Kitchen with access to the rear garden. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two, Bedroom Three and the Family Bathroom with bath and shower over.



LOCATION

Westwick Drive is situated within a popular residential area of Lincoln, conveniently located for access to a range of local amenities, schools and transport links. The property is within easy reach of Lincoln City Centre and the nearby North Hykeham area, providing a wide selection of shops, supermarkets, restaurants and everyday facilities. Regular bus services operate nearby, while the A46 bypass is easily accessible, providing convenient road links to Newark, the A1 and the wider region.

ACCOMMODATION

Available for immediate viewing, this well presented Three Bedroom Home has recently benefited from improvement works including new flooring throughout and full redecoration. The internal accommodation comprises an Entrance Hall leading to a Downstairs WC and built-in storage, with access to the Lounge, Dining Room and Kitchen. The Kitchen provides access to the rear courtyard. Stairs rise to the First Floor Landing providing access to Bedroom One with built-in storage, Bedroom Two with built-in storage, Bedroom Three and the Family Bathroom with bath and shower over. An early viewing is highly recommended to appreciate the standard of a accommodation on offer.

OUTSIDE

To the front of the property there is a driveway providing off-street parking. To the rear there is an enclosed courtyard garden with a patio area and garden shed providing useful external storage.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

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 tenants. 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>

- New Carpets Throughout
- Newly Decorated Throughout
- Upgrades to Kitchen and Bathroom
- Property Available Now
- Two Reception Rooms
- Endosed Courtyard Garden
- Driveway to the Front
- Built-in Storage to Two Bedrooms
- EPC Energy Rating - D
- Council Tax Band - A (Lincoln City Council)



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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 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.