



123 Nightingale Crescent

Lincoln, LN6 0JR

£1,000 pcm

NEWLY DECORATED, DRIVEWAY TO THE REAR

Property briefly comprises of an Entrance Hall leading to a spacious Lounge, Dining Kitchen with Patio Doors opening onto the Rear Garden. Stairs rise to the First Floor Landing providing access to Built-in Storage, Bedroom One, Bedroom Two, Bedroom Three and Family Bathroom with Bath and Shower Overhead.



LOCATION

Nightingale Crescent is located within the Birchwood and Doddington Park 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, while further retail, dining and leisure facilities can be found along Tritton Road and throughout the surrounding area. The property is 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 well presented Three Bedroom Home has been newly decorated throughout, with new flooring to the Ground Floor and a newly fitted carpet to Bedroom One. The Entrance Hall leads into a Spacious Lounge, which continues through to the Dining Kitchen, with access to the Rear Garden via both a Side Door and Patio Doors. Stairs rise to the First Floor Landing, providing access to a Built-in Storage Cupboard, Three Bedrooms and the Family Bathroom. The property is well presented throughout, with the Landlord due to replace the Bath on the 22nd October as part of the final works to the property.

OUTSIDE

The property benefits from a Front Garden and an Enclosed Rear Garden with Timber Decking and a Patio Seating Area. There is also a Single Garage, which should be viewed as Storage Space only due to its size. A Driveway to the rear of the property provides Parking for One Car.

RENT AND DEPOSIT

The asking Rent for the property is £1,000.00 per calendar month and the Tenancy Deposit is £1,150.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £230.00.

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>

- Newly Decorated Throughout
- Flooring Replaced Downstairs
- New Carpet to Bedroom One
- Bath to be Replaced
- Outside Brick Storage
- Driveway to the Rear of the Property
- Spacious Dining Kitchen
- Property Available Now
- EPC Energy Rating - D
- Council Tax Band - A (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 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.