



## 5 Elsham Close

Lincoln, LN6 3YY

**£850 pcm**

### NEWLY DECORATED WITH NEW CARPETS

The internal accommodation briefly comprises of an Entrance Hall, Lounge and Dining Kitchen. To the First Floor, the Landing provides access to Bedroom One, Bedroom Two and a Family Bathroom with shower over the bath. The property further benefits from an enclosed rear courtyard with shed and two parking spaces to the side.



## LOCATION

Elsham Close is a residential cul-de-sac situated to the South of Lincoln City Centre. The location offers convenient access to local amenities, schooling and public transport links, as well as easy access to the A46 bypass and Lincoln City Centre. The University of Lincoln, railway station and a wider range of shops and leisure facilities are all within easy reach.

## ACCOMMODATION

Having been newly decorated throughout and benefitting from new carpets, this well presented home offers Two Double Bedrooms and a modern Family Bathroom with bath with shower overhead. The Ground Floor accommodation comprises of an Entrance Hall, spacious Lounge and Kitchen/Dining Area. The property is available now and an early viewing is highly recommended.

## OUTSIDE

Enclosed rear courtyard with patio area and shed providing additional storage. To the front there is a small garden, with parking for two cars located to the side of the property.

## RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

## TENANCY INFORMATION

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

## 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 is to be implemented in May 2026 and will affect 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>

- Newly Decorated Throughout
- New Carpets Throughout
- Two Double Bedrooms
- Parking for Two Cars
- Enclosed Rear Courtyard with Shed
- Property Available Now
- Bathroom with Shower Overhead
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)

