



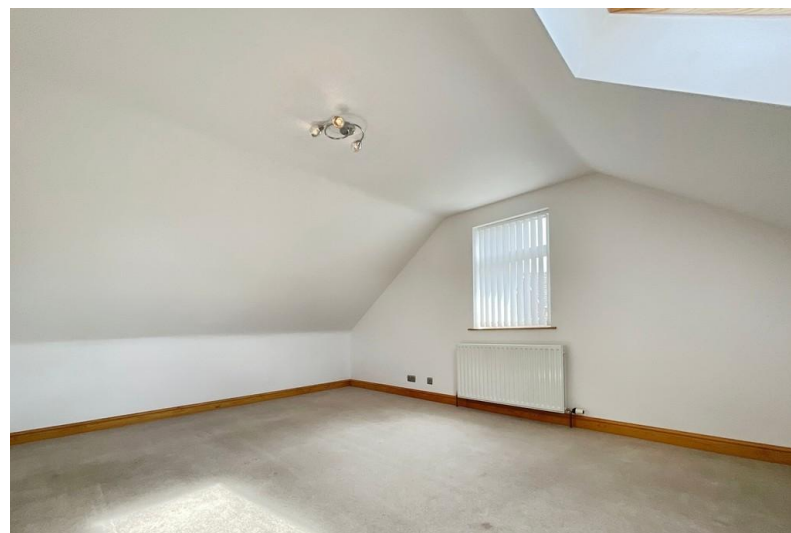
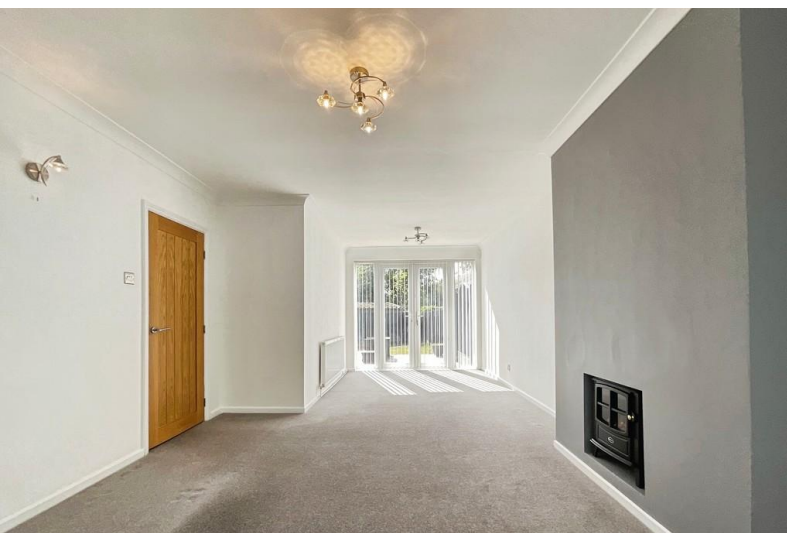
13 St. Margarets Close

Lincoln, LN6 8BQ

£1,370 pcm

PROPERTY LET PRIOR TO MARKETING TO APPLICANT ON EXISTING DATABASE

This superb Four Bedroom Family Home, situated just off Hykeham Road, was successfully let prior to marketing. Having recently let a number of similar properties, we would be confident in achieving comparable results for other homes in the area. The accommodation briefly comprises of Entrance Hall, large Lounge with French doors to the rear Garden and a spacious Breakfast Kitchen. To the First Floor are Four Bedrooms, including Bedroom One with En-suite Shower Room, together with a Family Bathroom. The property also benefits from front and rear gardens, a Garage and a Driveway providing parking for several vehicles.



LOCATION

St. Margarets Close is situated within a popular residential area to the south west of Lincoln City Centre, just off Hykeham Road. The property is conveniently positioned for access to a range of local amenities including supermarkets, schooling, healthcare facilities and leisure amenities. Nearby transport links provide easy access to Lincoln City Centre, Lincoln Central Railway Station and the A46 bypass, whilst North Hykeham and Tritton Road retail facilities are also close by. The area remains particularly popular with families due to its convenient location and access to well regarded local amenities.

ACCOMMODATION

Let immediately prior to marketing through our extensive applicant database, this property highlights the strong and ongoing demand for quality family homes in this location. We are currently seeking similar properties for a number of prospective tenants registered with our office who are actively looking to move within the area. This well maintained home offered spacious and versatile accommodation throughout, comprising of an Entrance Hall, generous Lounge with French doors opening onto the rear Garden and a well proportioned Breakfast Kitchen. To the First Floor are Four Bedrooms, including Bedroom One with En-suite Shower Room, together with a Family Bathroom. Homes of this size and standard continue to generate significant interest, particularly those offering ample parking and family-friendly accommodation.

OUTSIDE

The property benefits from a good sized enclosed rear garden with patio seating area, together with a front garden. A driveway and garage provide ample off street parking and storage.

RENT AND DEPOSIT

The asking Rent for the property is £1,370.00 per calendar month and the Tenancy Deposit is £1,580.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £315.00.

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/help/lettings-fees-information-for-tenants/>

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>

- Four Bedroom Semi Detached House
- Let Prior to Marketing
- Modern Kitchen Diner
- Spacious Lounge
- En-suite to Bedroom One
- Family Bathroom with Shower Overhead
- Spacious Garden and Patio
- EPC Energy Rating - D
- Council Tax Band - B (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 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.

Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099