



**16 Elsham Crescent**  
Dodington Park, LN6 3YZ

**£850 pcm**

**NEWLY DECORATED AND NEW FLOORING**

The property briefly comprises of a Lounge and Dining Kitchen. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two and a Family Bathroom with bath and overhead shower. The property also benefits from an enclosed rear garden and one allocated parking space.



### ACCOMMODATION

Available now, this well presented Two Bedroom Home has been newly decorated throughout with new flooring. The internal accommodation comprises of an Entrance Porch leading to a Lounge and Dining Kitchen with access to the rear garden. Upstairs there are Two Bedrooms, with Bedroom One benefiting from built-in storage, along with a Family Bathroom fitted with a bath and overhead shower.

### OUTSIDE

There is a private enclosed rear garden with a shed providing additional storage. An allocated parking space is located to the rear of the property.

### LOCATION

Elsham Crescent is situated within the popular Doddington Park area to the south west of Lincoln. The property is within easy reach of a range of local amenities including supermarkets, shops and schooling, along with regular bus routes into the city centre. The area also offers convenient access to the A46 bypass, providing strong transport links to Lincoln, Newark and the surrounding areas.

### 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 TERM

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

### 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>

- Property Newly Decorated
- Modern Dining Kitchen
- Property Available Now
- One Allocated Parking Space
- Two Bedrooms Upstairs
- Bathroom with Bath and Shower Overhead
- New Flooring Throughout
- Private Enclosed Rear Garden
- Council Tax Band - A (Lincoln City Council)
- Energy Performance Rating - C



Museum Court  
Grantham Street  
Lincoln  
LN2 1JB

[www.mundys.net](http://www.mundys.net)  
[lettings@mundys.net](mailto:lettings@mundys.net)  
01522 556 099

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.