



**60 Minerva Way**

North Hykeham, Lincoln, LN6 9FG

**£975 pcm**

**DESIRABLE LOCATION, SOLAR PANELS & AVAILABLE NOW!**

Early viewing of this well presented property is recommended. The property benefits from accommodation including: Two Double Bedrooms, Bathroom, Lounge, Kitchen & WC. Outside, the property also benefits from rear Garden.



### LOCATION

The property is situated in North Hykeham, to the south of the Cathedral City of Lincoln. The property has good access to the A46 and is well served by a range of local amenities including: shops, supermarkets, schools and leisure facilities.

### ACCOMMODATION

The property provides well-presented internal accommodation briefly comprising: Entrance Hall, Kitchen, WC and Living Room with under stairs storage cupboard and door to rear Garden. Stairs and Landing with storage cupboard leading to: Bedroom 1, Bedroom 2 and Bathroom. The property also benefits from gas central heating and double glazing.

### FURNISHINGS

The property is available to let on an unfurnished basis or with visible items of furniture included by negotiation. A higher Rent and Deposit would be applicable if furnishings were to be included.

### OUTSIDE

To the rear of the property there is a garden principally with paved and AstroTurf coverings. On street parking and parking bays are present to the front of the property.

### SOLAR PANELS

Solar panels are installed at the property reducing the cost of electricity bills for a Tenant.

### RENT AND DEPOSIT

The asking rent is £975 PCM and the Tenancy Deposit is £1125 / equal to 5 weeks Rent.

### VIEWINGS

By prior appointment through Mundys.

### CHARGES TO TENANTS

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/>

### 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>

- **Desirable Location**
- **Two Double Bedrooms**
- **Solar Panels**
- **Well Presented Accommodation**
- **Available Now**
- **Furnishings Optional By Negotiation**
- **Lounge & Kitchen**
- **Viewing Highly Recommended**
- **EPC Energy Rating - C**
- **Council Tax Band - A (North Kesteven District Council)**

