



**1 Eastcliff Road**

Lincoln, LN2 5RU

**£1,550 pcm**

**MUST BE VIEWED TO APPRECIATE THE SIZE OF ACCOMODATION ON OFFER!**

The property briefly comprises of a Lounge, two Reception Rooms, Dining Room, Kitchen, Utility, Shower Room, Cellar and stairs rising to the First Floor Landing leading to four Bedrooms and a Bathroom with bath and shower overhead. A Balcony provides views across the City.



### LOCATION

The property is located on Eastcliff Road in Lincoln, in a highly convenient central location. It is within walking distance of Lincoln County Hospital, close to the City Centre for shops, cafes, and amenities, and near Lincoln Minster School. The area benefits from excellent road links to the A46 and surrounding areas, making it a practical and accessible location while remaining in a well-established residential neighbourhood.

### ACCOMMODATION

The property offers spacious living accommodation and must be viewed to appreciate the size and finish of the home on offer. The ground floor comprises of Entrance Porch, Reception Hallway, Rear Hallway, Lounge, Dining Room, Family Room, Family Shower Room, Breakfast Room, Kitchen, Utility Room, Cellar and stairs rising to the First Floor Landing with access to Bedroom one, Bedroom two, Bedroom three, Bedroom four and a Family Bathroom.

### OUTSIDE

Set on a well-established plot, the property has a gated driveway to the front providing parking, and a rear garden with a patio seating area. There is also balcony accessed from Bedroom one.

### RENT AND DEPOSIT

The asking Rent for the property is £1,550.00 per calendar month and the Tenancy Deposit is £1,785.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £355.00.

### TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/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/help/lettings-fees-information-for-tenants/>

### VIEWINGS

By prior appointment through Mundys.

- Executive detached home
- Property Available Immediately
- Two Reception Rooms
- Four Double Bedrooms
- Large Gated Driveway
- Rear Garden & Patio Area
- Viewing Highly Recommended
- EPC Energy Rating - E
- Council Tax Band - F (Lincoln City Council)
- Gas Central Heating

