



1 Cherry Blossom Court

Lincoln, LN6 0TB

£1,100 pcm

SINGLE GARAGE & DRIVEWAY

This Three Bedroom Property briefly comprises of an Entrance Hall, WC, Lounge, Kitchen and Dining Area. Stairs rise to the First Floor Landing, providing access to Bedroom One with built-in storage and En-suite Shower Room, Bedrooms Two and Three and the Family Bathroom with shower over the bath. Externally, the property benefits from a rear garden with patio area, together with a single garage and driveway.



1 Cherry Blossom Court, Lincoln, LN6 0TB

LOCATION

Cherry Blossom Court is situated within a modern residential development to the south-west of Lincoln, just off Woodfield Avenue. The property is conveniently positioned for access to a range of local amenities, including supermarkets, convenience stores, schools and leisure facilities. Regular transport links provide access to Lincoln city centre, which offers an extensive selection of shopping, dining and entertainment options. Nearby green spaces and walking routes can be found, while the location also offers convenient access to the A46 for travel further afield.

ACCOMMODATION

The internal accommodation comprises of an Entrance Hall, Ground Floor WC, Lounge, Kitchen with appliances and a separate Dining Area with doors opening onto the rear garden. To the First Floor, Bedroom One benefits from a built-in storage cupboard and En-suite Shower Room, alongside Bedrooms Two and Three. A freestanding wardrobe in Bedroom Three will remain at the property. The Family Bathroom is fitted with a shower over the bath.

OUTSIDE

To the front of the property there is a driveway providing off-street parking and access to the single garage. To the rear, there is an enclosed garden incorporating a patio area.

RENT AND DEPOSIT

The asking Rent for the property is £1,100.00 per calendar month and the Tenancy Deposit is £1,265.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £250.00.

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/additional-fees/>

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>

- Bedroom One with En-Suite Shower
- Kitchen with Dining Area
- Rear Garden & Patio Area
- Single Garage & Driveway
- Property Available Now
- Wardrobe to remain in Bedroom Three
- Family Bathroom with Shower Overhead
- Appliances to the Kitchen
- EPC Energy Rating - C
- Council Tax Band - C (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.

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