



51 Wigsley Road

Lincoln, LN6 3LA

£995 pcm

DRIVEWAY AND GARAGE!

Available now, the property briefly comprises of an Entrance Hall, Lounge and Kitchen Diner with French doors opening onto the rear garden. To the First Floor there are Three Bedrooms and a Family Bathroom with bath with shower over. The property further benefits from gardens to the front and rear.



LOCATION

Wigsley Road is situated to the South West of Lincoln City Centre, offering convenient access to local amenities, schooling and transport links. The area is well placed for access to the A46 bypass, providing routes around the city and towards Newark, while Lincoln City Centre, the University of Lincoln and railway station are all within easy reach.

ACCOMMODATION

The internal accommodation briefly comprises of an Entrance Hall with storage cupboard, Lounge with feature fireplace, and a Kitchen Diner fitted with a range cooker and French doors providing access to the rear garden. To the First Floor there are Three Bedrooms and a Family Bathroom with bath with shower over. The property is available immediately and an early viewing is highly recommended.

OUTSIDE

The property benefits from a front garden, driveway, single garage and an enclosed rear garden.

RENT AND DEPOSIT

The asking Rent for the property is £995.00 per calendar month and the Tenancy Deposit is £1,145.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

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>

- Three Bedroom Home
- Property Available Now
- Large Lounge with Fire
- Kitchen Diner
- Three Bedrooms
- Bathroom with Bath and Shower Over
- Garage & Driveway
- Council Tax Band - B (Lincoln City Council)
- EPC Rating - C

