



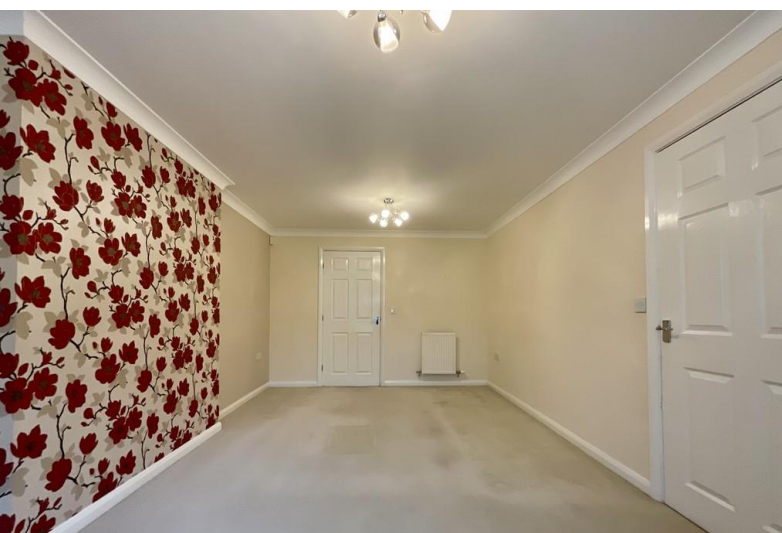
## 40 Mercer Drive

Lincoln, LN1 1AG

**£1,400 pcm**

### AVAILABLE NOW

The property briefly comprises of an Entrance Hall with downstairs WC, Lounge, Kitchen Diner, Utility Room and Conservatory. Stairs rising to the First Floor Landing where there are four Bedrooms, including Bedroom one with an En-suite Shower Room, Family Bathroom and additional storage off the Landing. Outside there is an enclosed rear garden with patio area, a Single Garage and a driveway to the front.



### LOCATION

Mercer Drive is situated just off Long Leys Road in a well-established residential area to the west of Lincoln city centre. The location offers convenient access to local amenities including Long Leys Road Co-op, West Common and a range of services along Carholme Road. Lincoln city centre is within easy reach, providing further shops, cafés and transport links, while the A57 and A46 are close by for straightforward travel towards Newark, Gainsborough and the wider road network.

### ACCOMMODATION

Available now, this Detached Home must be viewed to appreciate the size! The internal accommodation comprises of an Entrance Hall leading to a downstairs WC and a Lounge with access to the spacious Dining Kitchen. From the Kitchen you can reach the Conservatory and a Utility Room, which provides internal access to the Single Garage. Upstairs, off the First Floor Landing, there is a Family Bathroom with both a bath and a separate shower cubicle, Bedroom one with an En-suite Shower Room and built-in wardrobes, plus three further Bedrooms - all with built-in wardrobes. Additional storage is available off the downstairs hallway and upstairs landing.

### OUTSIDE

To the rear, there is an enclosed garden with a patio area. To the front, the property benefits from a garden, a driveway providing off-street parking, and a single garage.

### RENT AND DEPOSIT

The asking Rent for the property is £1,400.00 per calendar month and the Tenancy Deposit is £1,615.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £320.00.

### 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>

- En-suite to Bedroom One
- Spacious Dining Kitchen
- Separate Utility & Conservatory
- Single Garage & Driveway
- Property Available Now
- Family Bathroom - Bath & Shower
- EPC Energy Rating - C
- Council Tax Band - D (Lincoln City Council)

