



4 Oxen Park Close

Lincoln, LN2 4UQ

£995 pcm

REDECORATED, NEW FLOORING & AVAILABLE NOW!

Located in a desirable position, this well presented Semi Detached House provides front and rear gardens, gravel driveway, Three Bedrooms, Bathroom, Lounge and Dining Kitchen. Viewing is recommended.



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LOCATION

The property is situated in a desirable position to the north of the Cathedral City of Lincoln. The property has good access to Lincoln City Centre, the A46 and a range of local amenities including: shops, schools and leisure facilities.

ACCOMMODATION

The property provides well presented internal accommodation briefly comprising of an Entrance Hall, Living Room, Dining Kitchen with patio door to the rear garden, Stairs and Landing leading to Bedroom One, Bedroom Two, Bedroom Three with built-in cupboard and Family Bathroom. The property also benefits from gas central heating and UPVC double glazing. Viewing is recommended.

OUTSIDE

There are front and rear gardens and a gravel driveway.

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 property is to be let with an initial 12 month 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/additional-fees/>

VIEWING

By prior appointment through Mundys.

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>

- Semi-Detached House
- Desirable Location
- Dining Kitchen
- Three Bedrooms
- Driveway & Gardens
- Available Now
- Viewing Recommended
- Gas Central Heating & UPVC Double Glazing
- Council Tax Band - B (West Lindsay District Council)
- EPC Energy Rating - C



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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