



14 Brackenbury Road

Saxilby, Lincoln, LN1 4AF

£1,100 pcm

VIEWING RECOMMENDED!

The property briefly comprises an Entrance Hall, Living Room, Kitchen Diner with French doors to the Garden and stairs to the First Floor Leading to Three Bedrooms with En-suite to Bedroom One and additional Family Bathroom.



LOCATION

Saxilby is a medium sized village to the West of Lincoln. The village offers a wide range of local amenities including schools, shop, public houses and train station. There are regular bus and train services in and out of Lincoln.

ACCOMMODATION

In a well presented condition throughout this home must be viewed to be appreciated. The internal accommodation comprises of an Entrance Hall, WC, Spacious Lounge, Modern Kitchen and Dining Room. Upstairs there are Three Bedrooms, Bedroom One has an En-suite Shower Room and there is a further Family Bathroom.

OUTSIDE

Driveway to the front of the property. Enclosed courtyard to the rear with 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>

- Three Bedroom Semi-Detached House
- Popular Village Location
- Two Bathrooms
- Spacious Lounge
- Modern Kitchen Diner
- Enclosed Rear Garden
- Modern Development
- EPC Energy Rating - B
- Council Tax Band - B (West Lindsay District Council)
- Viewing Highly Recommended

