

4 Abbottsford Way

Lincoln, LN6 8DG

£1,100 pcm

DRIVEWAY AND SINGLE GARAGE

The property briefly comprises an Entrance Hall leading to a Spacious Lounge, Dining Kitchen and Downstairs WC. Stairs rise to the First Floor Landing, providing access to Bedroom One, Bedroom Two, Bedroom Three and the Family Bathroom with Shower Overhead. The property also benefits from an Enclosed Rear Garden with Patio Area, Driveway and Single Garage.





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LOCATION
Abbottsford Way is situated within a popular residential area to the south-west of Lincoln City Centre, close to the Newark Road and Bracebridge areas. A range of local amenities are available nearby, including convenience stores, supermarkets, a pharmacy, medical facilities and public houses. Further shopping and leisure facilities can be found along Newark Road and at Lincoln City Centre, which is approximately two miles away. The property is also well placed for access to the A46 and A15, with local bus services providing links into the City Centre and surrounding areas.



ACCOMMODATION
This well maintained Semi-Detached Home is available now and offers accommodation arranged over two floors. The Entrance Hall leads through to a Spacious Lounge, Dining Kitchen providing access to the Rear Garden via Patio Doors and Downstairs WC. Stairs rise to the First Floor Landing, which benefits from additional Built-in Storage and provides access to Bedroom One and Bedroom Two, both of which are Double Bedrooms, Bedroom Three, which is a Single Bedroom and Family Bathroom which is fitted with a Bath and Shower Overhead.



OUTSIDE
The property occupies a corner position and benefits from a Front Garden, Entrance Porch, Driveway providing ample Off-Street Parking and a Single Garage. To the rear there is an Enclosed Garden with Patio Seating 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

- Driveway and Single Garage
- Popular South City Location
- Open Plan Kitchen Diner
- Property Available Now
- Enclosed Rear Garden and Patio
- Bathroom with Shower Overhead
- Quiet Residential Development
- EPC Energy Rating - C
- Council Tax Band - B (Lincoln City Council)

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

The Property Ombudsman