



19 West Drive

Sudbrooke, Lincoln, LN2 2RA

£1,400 pcm

LOUNGE, DINING ROOM OFFICE & PLAY ROOM!

Viewing is recommended of this well presented spacious Detached House situated with the desirable village of Sudbrooke. The property boasts Four Bedrooms, Four Reception Rooms, Driveway, Garage & Gardens.



LOCATION

The property is situated within the desirable village of Sudbrooke, located approximately 5 miles north east of the Cathedral City of Lincoln.

ACCOMMODATION

The property provides well presented internal accommodation briefly comprising an Entrance Porch, Hallway with WC off and under stairs storage cupboard, Lounge with double doors leading to Dining Room, with patio doors onto the rear garden, Kitchen, Utility, Office and Play/Hobby Room. Stairs and Landing leading to Bedroom One with built in wardrobes and En-suite Shower Room off, Bedroom Two with built in wardrobes, Bedroom Three with built in wardrobes and store room off, Bedroom Four and Family Bathroom. The property also benefits from gas central heating and double glazing.

OUTSIDE

The property has front and rear gardens and driveway leading to a single garage. (The Garage has been partially converted into internal accommodation).

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 property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

CHARGES TO TENANTS

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.

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>

- Detached House
- Desirable Village Location
- Available Now
- Front & Rear Gardens
- En-Suite & Family Bathroom
- Lounge & Dining Room
- Office & Play / Hobby Room
- Viewing Highly Recommended
- Council Tax Band E
- EPC Rating TBC



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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 and 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.