



47 Rookery Lane

Lincoln, LN6 7PX

£850 pcm

SPACIOUS BUNGALOW!

A Two Bedroom Semi Detached Bungalow with Internal accommodation briefly comprising Entrance Hall, Open Plan Lounge Kitchen, Two Bedrooms and a Family Bathroom. Outside there is a gravelled front Garden, side Garden with patio and on-street parking available.



LOCATION

The property is located off Rookery Lane in the popular Boultham Park area, to the South of the City. At the end of the street is Boultham Park which is currently undergoing a renovation project. There are also shops and a regular bus into the City which are within walking distance.

ACCOMMODATION

The accommodation briefly comprises an Entrance Hall, Lounge Diner leading to the well equipped Kitchen, Two Double Bedrooms and Bathroom with shower overhead.

OUTSIDE

The property benefits a gravelled Front Garden and Side Garden with small patio area. There is on-street parking only with this property.

RENT AND DEPOSIT

The asking Rent for the property is £850.00 per calendar month and the Tenancy Deposit is £980.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £195.00.

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.

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.

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>

- Two Double Bedrooms
- On Street Parking
- Enclosed Side Garden
- Bathroom with Shower Overhead
- Spacious Lounge / Kitchen
- Popular Residential Location
- Single Garage to the Rear
- Council Tax Band - A (Lincoln City 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 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.