



19 Swayne Close

Lincoln, LN2 4SH

£1,100 pcm

RECENTLY REDECORATED THROUGHOUT. Improvements include a newly fitted Bathroom, full redecoration and replacement flooring throughout. The internal accommodation briefly comprises; Entrance Hall, spacious Lounge Diner and Kitchen. Stairs rise to the First Floor Landing providing access to Bedroom One, Bedroom Two, Bedroom Three and the Family Bathroom with shower over the bath. The property also benefits from a driveway to the front and an enclosed rear garden with a patio area and garden shed.



ACCOMMODATION

This well presented three bedroom home has recently undergone a programme of renovations, including new flooring throughout, full redecoration and a newly fitted Bathroom. The internal accommodation comprises; Entrance Hall leading to a spacious Lounge Diner, with the Kitchen providing access to the side of the property. To the First Floor there are two double Bedrooms, a single third Bedroom and the Family Bathroom with shower over the bath. There is also a useful storage cupboard located off the landing. An early viewing is highly recommended to appreciate the standard of accommodation on offer.

LOCATION

Swayne Close is situated within a popular residential area to the north-east of Lincoln, conveniently located for a range of local amenities including supermarkets, convenience stores, schools and healthcare facilities. The property is within easy reach of Lincoln County Hospital and Lincoln City Centre, which offers an excellent selection of shops, restaurants, leisure facilities and transport links. Regular bus services operate nearby, while the A15 and A46 provide convenient road connections to the surrounding area and beyond.

OUTSIDE

To the front of the property there is a driveway providing off-street parking together with a garden area. To the rear there is an enclosed garden with a patio seating area and a freestanding garden shed, providing useful external storage.

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>

- Newly Decorated Throughout
- Newly Laid Flooring Throughout
- Newly Fitted Bathroom
- Property Available Now
- Driveway to the Side
- Endosed Garden with Shed
- EPC Energy Rating - C
- Council Tax Band - B (Lincoln City Council)



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.