



22 Manrico Drive

Lincoln, LN1 1AD

£1,100 pcm

NEWLY DECORATED WITH NEW FLOORING

Briefly comprises; Entrance Hall, Downstairs WC, Lounge, Dining Room and Kitchen. Stairs rise to the First Floor Landing providing access to Bedroom One with En Suite Shower Room, Bedroom Two, Bedroom Three and the Family Bathroom with shower over the bath. The property also benefits from an enclosed rear garden with patio area, front garden and parking for two vehicles to the rear.



LOCATION

Manrico Drive is situated within a popular residential area of Lincoln, conveniently located for a range of local amenities, schools and transport links. The property is within easy reach of Lincoln City Centre, which offers a wide selection of shops, restaurants, leisure facilities and other amenities. Regular bus services operate nearby, while the A46 provides convenient road links to Newark, the A1 and surrounding area.

ACCOMMODATION

Available now for immediate viewing, this well presented three bedroom home has been newly decorated throughout and benefits from newly fitted carpets to all three bedrooms. The internal accommodation comprises; Entrance Hall leading to a Downstairs WC, Lounge and Dining Room with patio doors opening onto the rear garden, together with access to the Kitchen and additional storage within the hallway. To the first floor are Bedroom One with En Suite Shower Room and built-in wardrobes, Bedroom Two with built-in wardrobes, Bedroom Three with built-in wardrobes and the Family Bathroom with shower over the bath.

OUTSIDE

To the front of the property is a garden area, while to the rear is an enclosed garden with patio area. The property also benefits from parking to the rear for two vehicles.

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#>

- Parking - Two Cars to the Rear
- Property Available Now
- Newly Decorated Throughout
- New Carpets to Bedrooms
- Lounge, Kitchen and Dining Room
- En Suite to Bedroom One
- Enclosed Garden and Patio
- Wardrobes to All Bedrooms
- Council Tax Band – B
- EPC 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.