



8 Leconfield Close

Lincoln, LN6 0NU

£895 pcm

DRIVEWAY AND GARAGE

The property briefly comprises of an Entrance Porch, Lounge, Kitchen and Hallway providing access to Bedroom One, Bedroom Two and a Family Shower Room. Externally, the property benefits from a generous rear garden, patio area, driveway and single garage.



LOCATION

Leconfield Close is situated within a popular residential area to the south-west of Lincoln, offering convenient access to a range of local amenities including shops, supermarkets, schooling and leisure facilities. The property is well placed for access to the A46 bypass, providing easy commuting routes around the city and towards Newark. Lincoln city centre, with its historic Cathedral Quarter, Brayford Waterfront and mainline railway station, is also easily accessible.

ACCOMMODATION

Entering the property via the front, there is an Entrance Porch leading into a spacious Lounge and Kitchen, with the Kitchen providing side access to the property. Both Bedrooms are double in size, with Bedroom Two benefiting from direct access to the rear garden. Off the Hallway there is a Family Shower Room. The layout offers well-proportioned accommodation throughout and must be viewed to appreciate the space on offer.

OUTSIDE

To the front of the property there is a driveway providing off-road parking for two cars. The rear garden is of a generous size and is mainly laid to lawn, with a patio area and a further hard-standing area providing access to the single garage.

RENT AND DEPOSIT

The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1030.00 (equal to 5 weeks' rent). The Holding Deposit for this property is £205.00.

TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term unless negotiated otherwise.

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 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>

- Driveway and Single Garage
- Early Viewing Recommended
- Two Double Bedrooms
- Rear Garden and Patio Area
- Family Shower Room
- Spacious Lounge & Kitchen
- Immaculately Presented
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Centre)



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.