



## South Park

Lincoln, LN5 8ES

**£995 pcm**

AVAILABLE NOW, REDECORATED AND NEW FLOORING! Viewing of this spacious detached house is required. The property boasts well presented accommodation including; Lounge, Sitting Room & Dining Kitchen, Utility, Shower Room, 4 Bedrooms and Family Bathroom.



### LOCATION

This property is situated in a unique position to the South of the City adjacent to the South Common. The property benefits from easy access to Lincoln City Centre and the A15 and A17 Road networks. The property has good access to a full range of local amenities including shops, schools and leisure facilities.

### ACCOMMODATION

This well presented property benefits from spacious accommodation briefly comprising; Entrance Hall, Hallway, Lounge, Dining Kitchen, Utility Room, Shower Room and Sitting Room. Stairs and Landing Leading to 4 Bedrooms and Family Bathroom. The internal accommodation has been upgraded, with new flooring, redecoration and new fittings. Built in wardrobes/storage are present to 3 Bedrooms and the property also benefits from Gas central Heating and Double Glazing. Viewing is required to appreciate the size and standard of the accommodation on offer.

### OUTSIDE

Outside the property also benefits from driveway and rear garden with paved seating area. The property is a stone's throw away from the South Common providing convenience access for a range of leisure activities.

### RENT AND DEPOSIT

The asking Rent for the property is £995 PCM and the Tenancy Deposit is £1145 / equal to 5 weeks rent.

### VIEWING

By prior appointment through Mundys.

### 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/help/lettings-fees-information-for-tenants/>



- Available Now
- Redecorated & New Flooring
- 4 Bedrooms
- 3 Reception Rooms
- Easy Access to Lincoln City centre
- Good Access to Local Amenities
- Bathroom & Shower Room
- Off Street Parking & Garden
- Viewing Recommended
- EPC Rating to Follow