



26 Canal Court

Saxilby, Lincoln, LN1 2GT

£850 pcm

A modern three storey town house situated in this popular residential development. Located within a short walk of Saxilby village centre and a range of local amenities. Briefly comprising of Entrance Hallway, WC and Open Plan Living/Kitchen/Diner. First Floor Landing leading to two Bedrooms, En-Suite to Bedroom 1 and Family Bathroom. Second Floor Landing giving access to Bedroom 3. Outside there is a low maintenance garden to the rear with a patio seating area and artificial lawned garden. The property also benefits from two allocated parking spaces.



ACCOMMODATION

Internally the property offers well-presented living accommodation briefly comprising of Entrance Hallway, WC, Open Plan Living/Kitchen/Diner, First Floor Landing leading to two Bedrooms, En-Suite to Bedroom 1, Family Bathroom and a Second Floor Landing giving access to Bedroom 3.

OUTSIDE

Outside there are low maintenance gardens to the rear with a patio seating area and artificial lawned garden. The property also benefits from two allocated parking spaces.

LOCATION

Saxilby is a medium sized village to the West of Lincoln. The village offers a wide range of local amenities including schools, shop, public houses and train station. There are regular bus and train services in and out of Lincoln.

RENT AND DEPOSIT

The asking Rent for the property is £850 per calendar month and the Tenancy Deposit is £980 (equal to 5 weeks' rent).

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/>

TENANCY TERM

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

VIEWINGS

By prior appointment through Mundys.

- Well Presented Home
- Viewing Highly Recommended
- Desirable Village Location
- Open Plan Living Accommodation
- Three Bedrooms
- Downstairs WC
- Bathroom & En-Suite
- Rear Garden & 2 Parking Spaces
- Council Tax Band - B (West Lindsey District Council)
- EPC Energy Rating - B

