



**23 Lupin Road**

Lincoln, LN2 4GB

**£825 pcm**

This is a Three Bedroom Semi Detached Property located in the popular area of Glebe Park, close to many local amenities and the A46. The property briefly comprises; Entrance Hall, Lounge, Kitchen Diner with French doors to the Garden, three Bedrooms and family Bathroom with shower. Also with front and rear Gardens and off Street Parking.



### ACCOMMODATION

This is a Three Bedroom Semi Detached Property located in the popular area of Glebe Park, dose to many local amenities and the A46. The property briefly comprises; Entrance Hall, Lounge, Kitchen Diner with French doors to the Garden, three Bedrooms and family Bathroom with shower.

### LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste College.

### OUTSIDE

The property benefits a good sized rear Garden and Driveway providing off street Parking.

### VIEWINGS

By prior appointment through Mundys.

### 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/>

### RENT AND DEPOSIT

The asking Rent for the property is £825 per calendar month and the Tenancy Deposit is £950 (equal to 5 weeks' rent).

### TENANCY TERM

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

- Three Bedroom Semi Detached House
- Popular Location on Glebe Park
- Modern Interior
- Good sized rear Garden
- Driveway for Parking
- EPC Energy Rating - C
- Council Tax Band - A
- Sorry, No Pets



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.