



## Main Drive

Sudbrooke, Lincoln, LN2 2QY

**£950 pcm**

Early viewing of this Newly Constructed Home is required to appreciate the standard of accommodation on offer. The property benefits from front and enclosed rear Garden with paved seating area, Driveway and well-presented internal accommodation briefly comprising: Entrance Hall, WC, Lounge & Dining Kitchen. Stairs and First Floor Landing leading to Principle Bedroom with En Suite Shower Room off, Bedroom 2, Bedroom 3 and Family Bathroom.



### LOCATION

The property is situated within the desirable The Parklands development in the village of Sudbrooke. The property is approximately six miles north of Lincoln City centre and benefits from a good range of local amenities including, shops, schools and leisure facilities. A full range of services and facilities are available within Lincoln City centre.

### ACCOMMODATION

This Brand New property benefits from internal accommodation briefly comprising: Entrance Hall, WC, Lounge & Dining-Kitchen with patio doors to the rear garden and fitted Kitchen with integral dishwasher, fridge freezer and washing machine. Stairs and First Floor Landing leading to Principle Bedroom with En Suite Shower Room off, Bedroom 2, Bedroom 3 and Family Bathroom. 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

There is a small front garden and an enclosed rear Garden with paved seating area. A Driveway is located to the side of the property providing off street parking.

### VIEWING

By prior appointment through Mundys.

### RENT AND DEPOSIT

The asking Rent for the property is £950 PCM. The Tenancy Deposit is £1095/equal to 5 weeks Rent.

### 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/>



- **Brand New Semi-Detached House**
- **Dining Kitchen and Lounge**
- **En Suite Shower Room & Family Bathroom**
- **3 Bedrooms**
- **Front & Rear Gardens**
- **Available Now**
- **Off Street Parking**
- **Desirable Village Location**
- **Viewing Recommended**
- **EPC Rating B**