



14 St. Aubins Crescent

Heighington, Lincoln, LN4 1GH

£1,250 pcm

NEWLY DECORATED - NEW CARPETS. Property briefly comprises of; Entrance Hall, Storage, Kitchen, Utility, Dining Room, Lounge, Conservatory. Stairs to First Floor Landing; Bedroom One with En-Suite & Built in Wardrobe. Bedroom Two, Bedroom Three, Bedroom Four & Bathroom with Shower overhead. Private Rear Garden. Double Garage with driveway.



ACCOMMODATION

Property briefly comprises of; Entrance Hall, Storage, Kitchen, Utility, Dining Room, Lounge, Conservatory. Stairs to First Floor Landing; Bedroom One with En-Suite & Built in Wardrobe. Bedroom Two, Bedroom Three, Bedroom Four & Bathroom with Shower overhead.

OUTSIDE

Private Rear Garden. Double Garage & Driveway.

LOCATION

The charming village of Heighington is situated 4 miles South East of the majestic Cathedral City of Lincoln. Heighington, with its mix of old and new properties, pubs, shops, primary school and a variety of other amenities, proves popular with people searching for a pleasant village to live.

RENT AND DEPOSIT

Rent £1,300 Per Calendar Month. Deposit £1,500

VIEWING

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

- Kitchen with Integrated Appliances
- Driveway & Double Garage.
- Dining Room & Lounge
- Conservatory
- En-Suite to Bedroom One
- Utility Room
- Newly Decorated
- New Carpets
- Council Tax Band - E
- EPC Energy Rating - C



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.