



22 Lichfield Road

Bracebridge Heath, Lincoln, LN4 2SS

£795 pcm

Viewing is highly recommended of this well-presented semi-detached home situated within the desirable village of Bracebridge Heath. The property provides internal accommodation including Lounge, Dining Kitchen, WC, Stairs and Landing, Bedroom 1 with En-suite Shower Room, Bedroom 2 and Family Bathroom. The property also benefits from Gardens, Driveway and Garage.



LOCATION

The property is situated within the established residential village of Bracebridge Heath, to the south of the historic Cathedral and University City of Lincoln. The property benefits from easy access to Lincoln City Centre, the A17 and A46. The property also benefits from easy access a range of local amenities including shops, schools and leisure facilities. A full range of services and facilities are available within the City Centre.

ACCOMMODATION

The property provides internal accommodation briefly comprising of Entrance Hall, WC, Lounge with double doors leading to the Dining Kitchen and with patio doors to the rear garden. Stairs and First Floor Landing, Bedroom 1 with built-in wardrobes and En-suite Shower Room off, Bedroom 2 and Family Bathroom/WC combined.

OUTSIDE

A driveway provides access to the property and the attached single garage. The property also benefits from front and rear gardens. The gardens are principally laid to lawn with a range of beds and borders comprising of a mixture of flowers and bushes. A paved seating area is present to the rear elevation of the property.

RENT AND DEPOSIT

The asking Rent for the property is £795.00 per calendar month and the Tenancy Deposit is £915.00 (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/>

VIEWINGS

By prior appointment through Mundys.

TENANCY TERM

The property is to be let with an initial 12 month fixed term, unless negotiated otherwise.

- Desirable Village Location
- Easy Access to Lincoln City Centre
- Driveway & Garage
- En-Suite Shower Room
- Lounge & Dining Kitchen
- Well Presented
- Front & Rear Gardens
- Viewing Recommended
- Council Tax Band - B
- 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.