



17 Kirkstall Close

Lincoln, LN2 4GN

£595 pcm

Viewing of this well-presented property is highly recommended. The property is situated within an established residential area and provides easy access to Lincoln County Hospital, Lincoln City Centre and the A46 road network. The property provides internal accommodation including Open Plan Living Area with Kitchen, double Bedroom and Family Bathroom. The property also benefits from electric heating and off road parking. EPC rating -D.



LOCATION

The property is situated within an established residential area and provides easy access to Lincoln City Centre, Lincoln County Hospital and the A46 road network. The property has good access to a full range of services and facilities including shops, schools, leisure facilities and supermarkets.

ACCOMMODATION

This Coach House provides well-presented internal accommodation briefly comprising of External Stairs leading to property Entrance, Open Plan Living/Dining Area with Kitchenette and storage cupboards off. Integral washing machine, Inner Hallway, double Bedroom with built-in wardrobes and Family Bathroom. The property also benefits from double glazing and electric storage heating. Viewing is recommended to appreciate the standard of accommodation on offer.

OUTSIDE

There is a single off road parking space to the front of the property. An external storage room is situated beneath the external staircase.

RENT AND DEPOSIT

Rent £595 Per Calendar Month. Deposit £685/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/help/lettings-fees-information-for-tenants/>

VIEWINGS

By prior appointment through Mundys.

- One Bedroom Coach House
- Desirable Location
- Easy Access to Lincoln City Centre
- Close to Lincoln County Hospital
- Open Plan Living Area & Kitchen
- Double Bedroom with Built-in Wardrobes
- Off Street Parking
- Well Presented Accommodation
- Viewing Recommended
- EPC Energy Rating - D

