



30 Taurus Avenue

North Hykeham, Lincoln, LN6 9FJ

£895 pcm

Located within a desirable position this well presented three bedroomed home boasts internal accommodation to include Lounge and Dining Kitchen, WC, stairs and landing leading to three Bedrooms, En-Suite Shower Room and Family Bathroom. The property also benefits from gas central heating, uPVC double glazing, front and rear gardens and allocated parking for two vehicles.



LOCATION

The property is situated within a desirable position in North Hykeham, South of the Historic Cathedral and University City of Lincoln. The property benefits from easy access to a full range of local amenities including shops, schools, leisure facilities and supermarkets. A full range of services and facilities are available in Lincoln City Centre.

ACCOMMODATION

The property provides well presented internal accommodation to briefly comprise of Entrance Hall, Ground Floor WC and Lounge with window to front elevation and archway leading to the Dining Kitchen. Dining Kitchen with under stairs storage and patio doors leading to the rear garden. Stairs and First Floor Landing with built-in storage cupboard, Bedroom 1 with En-Suite Shower Room off, Bedroom 2, Bedroom 3 and Family Bathroom/WC combined. The property also benefits from gas central heating and uPVC double glazing. Viewing is highly recommended to appreciate the standard of accommodation on offer.

OUTSIDE

The property has a small front garden and an enclosed rear garden which is principally laid to lawn with a paved seating area and beds and borders comprising a mixture of flowers, shrubs and bushes. Two allocated parking spaces are located to the rear of the property.

RENT AND DEPOSIT

The asking Rent for the property is £895.00 per calendar month and the Tenancy Deposit is £1,030 (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/additional-fees/>

VIEWINGS

By prior appointment through Mundys.

- Available Now
- 3 Bedrooms
- En Suite & Family Bathroom
- 2 Allocated Parking Spaces
- Excellent Condition
- Lounge & Dining Kitchen
- Easy Access to Local Amenities
- Viewing Recommended
- Council Tax Band B
- EPC Energy Rating - C

