



## 21 Magnus Court

North Hykeham, Lincoln, LN6 9FW

**£795 pcm**

**DRIVEWAY - AVAILABLE NOW!** The property has internal accommodation to comprise of Entrance Hallway, WC, Kitchen, Lounge and First Floor Landing leading to two Bedrooms and Family Bathroom. Outside there is a small courtyard garden to the front, lawned garden to the rear and driveway for one car.





## Magnus Court, North Hykeham, Lincoln, LN6 9FW

### LOCATION

The property is well located within the Manor Farm Development of North Hykeham which is located South West of Lincoln. The property is close to a wide variety of amenities including schooling of all grades, Doctors' Surgery, the Forum Shopping Centre, ASDA superstore, public houses and train station. There is easy access to the A46 bypass which in turn gives access to the A1 and the Mainline Train Station at Newark.

### ACCOMMODATION

The property boasts well-presented internal accommodation briefly comprising of Entrance Hallway, WC, Modern Kitchen, Lounge and First Floor Landing giving access to two Bedrooms and Family Bathroom/WC combined.

### OUTSIDE

Outside there are gardens to the front and rear. The rear garden is enclosed and has a paved seating area. There is driveway to the rear of the property with Parking for One Car.

### RENT AND DEPOSIT

The asking Rent for the property is £795 per calendar month and the Tenancy Deposit is £915 (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/>

### TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term.

### VIEWINGS

By prior appointment through Mundys.

- Driveway for One Car
- Two Double Bedrooms
- Rear Fencing - Maintenance Ongoing
- Property Available Now
- Landlord May Consider Pets
- Bathroom with Bath and Shower Overhead.
- Enclosed Rear Garden
- EPC Energy Rating - C
- Council Tax Band - A (North Kesteven District Council)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

