



## 9 Rookery Park

Lincoln, LN6 7BY

**£595 pcm**

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### ACCOMMODATION

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### LOCATION

The property is located off Rookery Lane in the popular Boultham Park area, to the South of the City. At the end of the street is Boultham Park which is currently undergoing a renovation project. There are also shops and a regular bus into the City which are within walking distance.

### OUTSIDE

The property benefits an allocated parking space to the front of the property and an enclosed rear garden to the back.

### VIEWING

Strictly by prior appointment via Mundys.

### ENERGY RATING

Energy Performance Rating B (82)

### RENT AND DEPOSIT

Rent £625.00 Per Calendar Month, Deposit £720.00



- Modern Two Bedroom House
- Popular South City Location
- Modern Interior
- Large Kitchen Diner
- Two Double Bedrooms
- Allocated Parking
- Front & Rear Gardens
- Council Tax Band - A
- EPC Energy Rating - B

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.

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