



## 24 Redcote Drive

Lincoln, LN6 7HQ

**£895 pcm**

A Four Bedroom Detached House located just off Doddington Road, to the South of the City of Lincoln. Internal accommodation briefly comprising; Entrance Hall, Cloakroom, large Lounge, Dining Room, Kitchen & Sun Room, first floor Landing leading to four Bedrooms and Family Bathroom. Outside to the front of the property there is low maintenance garden and a block paved driveway giving access to the attached Single Garage.



## LOCATION

Located just off Doddington Road, South of the City Centre. The property is easily accessible for the retail parks along Tritton Road, North Hykeham and Lincoln City Centre where all usual facilities can be found. The property is also easily accessible to the A46 Bypass leading to Newark with Mainline Railway and the A1. There is a regular bus service into Lincoln City Centre.

## ACCOMMODATION

Internally the property offers living accommodation to briefly comprise of Entrance Hall, Cloakroom, large Lounge, Dining Room, brand new Kitchen & Sun Room and First Floor Landing leading to four Bedrooms and Family Bathroom.

## OUTSIDE

To the front of the property there is a low maintenance garden and a block paved driveway giving access to the Integral Garage. There is side access to the rear of the property which is mainly laid to lawn with patio seating area and garden shed.

## 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/>

## VIEWING

By prior appointment through Mundys.

## RENT AND DEPOSIT

Rent £895.00 Per Calendar Month, Deposit £1,030.00

- Four Bedroomed Detached House
- Popular South City Location
- Close to A46
- Spacious Reception Rooms
- Modern Kitchen
- Sun Room
- Enclosed Garden and Patio
- Large Garage and Driveway
- EPC Energy Rating - D
- Council Tax Band - D



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.