



64 Westbrooke Place

Lincoln, LN6 7GS

£1,350 pcm

PROPERTY LET PRIOR TO MARKETING TO CLIENTS ON OUR EXISTING DATABASE!

This Three Bedroom Detached Home is immaculately presented throughout, with a let achieved at the full asking rent without the need for marketing. If you have a property in this area, please contact our office on 01522 556099 to arrange a valuation.



LOCATION

Westbrooke Place is located within the residential area of Lincoln, with the property situated off Doddington Road. The surrounding area includes local shops and everyday amenities, with further facilities available within nearby North Hykeham and Lincoln city centre. Road links provide access towards Lincoln and the surrounding area.

ACCOMMODATION

Let prior to marketing to an applicant on our existing database, Mundys are currently seeking similar properties and expect to achieve the same level of interest. The accommodation comprises an Entrance Hall, Lounge, Large Kitchen Diner and Downstairs WC, with stairs rising to the First Floor Landing providing access to Bedroom One, Bedroom Two and Bedroom Three. Bedroom One benefits from an En-suite Shower Room, with a further Family Bathroom serving the remaining accommodation.

OUTSIDE

The property benefits from a Driveway providing parking for two vehicles to the side, together with an additional Parking Space to the front. There is also a Detached Single Garage with an up-and-over door. The Enclosed Rear Garden is mainly laid to lawn with a Patio Seating Area.

RENT AND DEPOSIT

The asking Rent for the property is £1,350.00 per calendar month and the Tenancy Deposit is £1,550.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £310.00.

ASSURED PERIODIC TENANCY

The property will be let on an assured periodic tenancy (rolling monthly). The landlord is seeking a tenant for longer-term occupation.

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/>

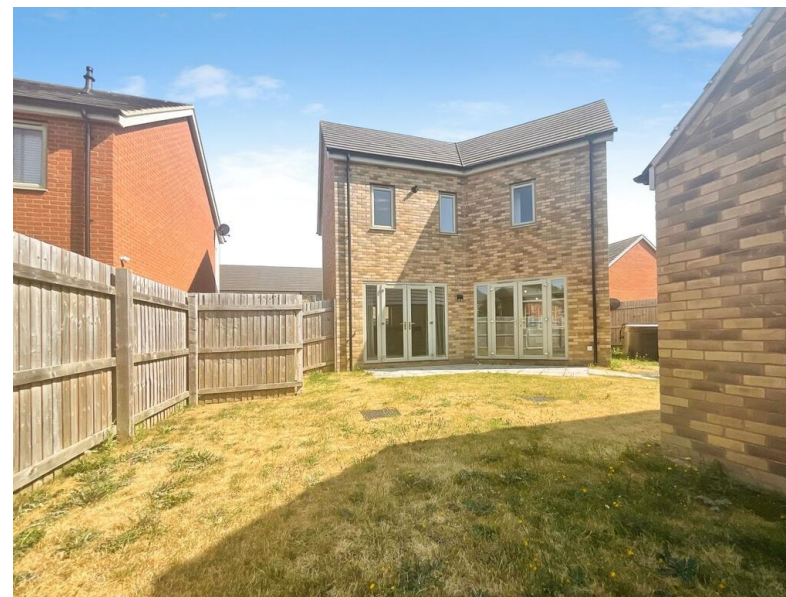
VIEWINGS

By prior appointment through Mundys.

THE RENTERS RIGHTS ACT 2025

New legislation was implemented in May 2026 and affects existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Modern 3 Bedroom Detached House
- Large Lounge & Kitchen Diner
- Three Bedrooms
- Bathroom & En-Suite
- Garage & Driveway
- Garden with Hot Tub
- Council Tax Band - C (Lincoln City Council)
- EPC Energy Rating - B
- Let Agreed Before Marketing
- Gas Central Heating



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.