



13 Westbrooke Road
Lincoln, LN6 7TB

£975 pcm

ONE ALLOCATED PARKING SPACE!

This property briefly comprises of an Open Plan Kitchen and Living accommodation, downstairs WC and stairs leading to the First Floor Landing, Bedroom One, Bedroom Two and Bathroom with shower over the bath.



LOCATION

The property is situated within the LN6 development and is well served by a full range of local amenities. The property provides easy access to Lincoln City Centre, shops, supermarkets and road networks leading to the A46.

ACCOMMODATION

Well presented home with internal accommodation comprising an Open Plan living accommodation and Kitchen with built-in appliances, downstairs WC, and stairs leading to the First Floor Landing. Upstairs, there are Two Bedrooms, with Bedroom One benefiting from built-in wardrobes for storage, and a family bathroom with a bath and shower overhead.

OUTSIDE

The property benefits from allocated parking to the front, a front garden and an enclosed rear garden with a patio area.

RENT AND DEPOSIT

The asking Rent for the property is £975.00 per calendar month and the Tenancy Deposit is £1,125.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £225.00.

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.

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.

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 Two Bedroom Property
- Popular Location Close to City
- Open Plan Kitchen Lounge
- Enclosed Patio Garden
- Modern Bathroom with Shower
- South West Facing Garden
- Allocated Parking Space
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)
- Viewing Highly Recommended

