



40 Gregg Hall Crescent

Lincoln, LN6 8AH

£1,400 pcm

AVAILABLE NOW, NEWLY DECORATED THROUGHOUT

This property briefly comprises of an Entrance Hall, WC, Lounge, Dining Room, Kitchen. Stairs to First Floor Landing; Main Family Bathroom, Bedroom One with En-suite, Bedroom Two, Three and Four. Outside, there is a single integrated garage, large driveway and private rear garden with decking area.



LOCATION

The property is situated within an established residential area to the south of the cathedral City of Lincoln. The property benefits from easy access to a range of local amenities including shops, schools, leisure facilities and supermarkets. A full range of services and facilities are available within Lincoln City centre.

ACCOMMODATION

The property has been redecorated throughout and provides internal accommodation briefly comprising of an Entrance Hall, WC, Lounge, Dining Room and Kitchen. Stairs to First Floor Landing leads to the main Family Bathroom, Bedroom One with En-suite Shower Room off, Bedroom Two, Bedroom Three and Bedroom Four. The property also benefits from gas central heating, double glazing and is available now. Viewing is recommended to appreciate the standard of accommodation on offer.

OUTSIDE

There is a single integrated garage, large driveway and private rear garden with decking area

RENT AND DEPOSIT

The asking Rent for the property is £1,400.00 per calendar month and the Tenancy Deposit is £1,615.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £320.00.

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>

- Four Bedrooms
- En-suite to Bedroom One.
- Large Driveway & Garage
- Enclosed Rear Garden & Decking Area
- Lounge, Kitchen & Dining Room
- Newly Decorated Throughout.
- EPC Energy Rating - To Follow
- Council Tax Band - B (Lincoln City Council)
- Available Now
- Viewing Recommended



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.