



13 Rasen Lane

Lincoln, LN1 3EZ

£950 pcm

IMMACULATE CONDITION THROUGHOUT

Internally the property briefly comprises of Entrance Hall, Lounge, Dining Room, Kitchen, downstairs Shower Room and two Double Bedrooms. Outside there is a private courtyard with astroturf garden and on road parking.



LOCATION

The historic Cathedral and University City of Lincoln has the usual High Street shops and department stores, plus banking and allied facilities, multiplex cinema, Marina and Art Gallery. The famous Steep Hill leads to the Uphill area of Lincoln and the Bailgate, with its quaint boutiques and bistros, the Castle, Cathedral and renowned Bishop Grosseteste University.

ACCOMMODATION

Having been recently renovated throughout to an extremely high standard. A viewing is highly recommended to appreciate the specification of the home on offer which briefly comprises of Entrance Hall, Open Plan Lounge, Dining Area leading to a modern fitted Kitchen which leads to the downstairs Shower Room. The stairs lead to the First Floor Landing where there are two Bedrooms, both benefitting from a built-in wardrobes / storage.

OUTSIDE

Private enclosed courtyard with astroturf garden and parking is available on street.

RENT AND DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1095.00 (equal to 5 weeks' rent).

TENANCY TERM

The Landlord's preference is to let the property with a 12-month minimum/fixed term.

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.

- **Courtyard with Astroturf Garden**
- **Two Double Bedrooms**
- **Immaculately Presented Throughout**
- **Open Plan Living / Dining / Kitchen**
- **Parking Available on Street**
- **Downstairs Shower Room**
- **Walking Distance to Lincoln Bailgate**
- **EPC Energy Rating - D**
- **Council Tax Band - A (Lincoln City Council)**
- **Viewing Highly 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 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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