



20 Michaelgate

Lincoln, LN1 3BT

£1,600 pcm

A unique cottage in the heart of the Bailgate. With open plan Living and Dining Area, Kitchen, Utility Room, Shower Room and Garden Room with stunning views. Three Bedrooms and Bathroom to the first floor and Bedroom 4 to the second floor. Outside there is a driveway providing off road parking for vehicles and an enclosed paved garden area.



ACCOMMODATION

A unique cottage of character situated in a prime Uphill position in the heart of the Historic Cathedral Quarter of Lincoln. The property benefits from excellent views across the City of Lincoln and offers accommodation across three floors. The internal accommodation briefly comprises of Ground Floor with Open Plan Living and Dining Area, Kitchen Area, Inner Hall, Utility Room, Shower Room and Garden Room. First Floor Landing leading to Three Bedrooms and Bathroom. Second Floor Landing leading to Bedroom Four. Viewing of this property is highly recommended to appreciate the position within the desirable Uphill area of Lincoln and the excellent views across the City. The property further benefits from Gas Central Heating and uPVC double glazing.

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 College.

OUTSIDE

Outside there is a driveway providing off road parking for vehicles and an enclosed paved garden area with steps leading to a paved courtyard.

RENT AND DEPOSIT

The asking Rent for the property is £1600.00 per calendar month and the Tenancy Deposit is £1845.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £365.00

TENANCY TERM

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

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

Strictly via prior appointment through Mundys.

- **Four Bedroomed House**
- **Stunning views across the City**
- **Walking distance to the Bailgate**
- **Open Plan Contemporary Living**
- **Driveway and Parking**
- **Enclosed Courtyard**
- **EPC Energy Rating - D**
- **Council Tax Band - E**
- **Viewing Recommended**
- **Gas Central Heating**



Museum Court
Grantham Street
Lincoln
LN2 1JB

www.mundys.net
lettings@mundys.net
01522 556 099

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.