



29 Derby Street

Lincoln, LN5 8DP

£1,200 pcm

A three storey semi-detached house situated in this popular residential location to the South of the City. The internal accommodation comprises of Entrance Hall, Cloakroom, fitted Dining Kitchen, First Floor Landing leading to the Lounge, Family Bathroom and Bedroom, the Second Floor Landing leads to Two further Bedrooms and a Shower Room. Outside there is a single integral garage and rear garden with a patio area.



LOCATION

The property is located to the South of Lincoln within a close distance to the City Centre. 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.

ACCOMMODATION

A three storey semi-detached house situated in this popular residential location to the South of the City. The internal accommodation briefly comprises of Entrance Hall, Cloakroom, fitted Dining Kitchen, First Floor Landing leading to the Lounge, Family Bathroom and Bedroom, the Second Floor Landing leads to two further Bedrooms and a Shower Room.

OUTSIDE

There is a front forecourt area providing access to the garage. There is side gated access leading to the rear garden with raised lawned area and patio.

RENT AND DEPOSIT

The asking Rent for the property is £1200 per calendar month and the Tenancy Deposit is £1380 (equal to 5 weeks' rent).

The Holding Deposit for this property is £275

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/additional-fees/>

VIEWING

By prior appointment through Mundys.

- **Three Double Bedrooms**
- **High Specification Interior**
- **Close to City Centre**
- **Breakfast Kitchen to Garden**
- **Two Bathrooms**
- **Rear Garden & Patio**
- **Integral Garage**
- **Gas Central Heating**
- **EPC Energy Rating - C**
- **Council Tax Band - C (Lincoln City Council)**



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.