



**73 Peel Street**

Lincoln, LN5 8AB

**£950 pcm**

**SINGLE GARAGE AND LARGE DRIVEWAY**

Internally the property briefly comprises of spacious Lounge, Modern Kitchen, Storage Area and a First Floor Landing leading to two Bedrooms and Bathroom with shower over the bath. Outside there is a front lawned garden with a driveway and single garage and a private garden to the rear.



## 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

Internally the property briefly comprises of spacious Lounge, Modern Kitchen, Storage Area and First Floor Landing leading to two Bedrooms and Bathroom with shower over the bath.

## OUTSIDE

Outside there is a front lawned garden with a driveway and single garage and a private garden to the rear.

## 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).

The Holding Deposit for this property is £215.00.

## TENANCY INFORMATION

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.

- **Two Double Bedrooms**
- **Wardrobes in Both Bedrooms**
- **Bathroom with Bath with Shower Overhead**
- **Single Garage & Driveway**
- **Available Now**
- **Modern Kitchen**
- **Council Tax Band - B (Lincoln City Council)**
- **EPC Energy Rating - D**
- **Viewing Recommended**
- **Gas Central Heating**



Museum Court  
Grantham Street  
Lincoln  
LN2 1JB

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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.