



11 Francis Street

Lincoln, LN1 3EJ

£1,150 pcm

Available furnished or unfurnished! A modern and spacious Three Bedroom Mid Town House, situated within the sought after Uphill Area of Lincoln and within close proximity to the Bailgate, Castle and Lincoln Cathedral. The spacious internal accommodation briefly comprises of Hall, Lounge, Kitchen/Dining Area, Cloakroom/WC, First Floor Landing leading to two Bedrooms and Family Bathroom and Second Floor Landing leading to a further Bedroom with En-suite Bathroom. Outside there is a courtyard front garden and an enclosed low maintenance rear garden. Viewing of the property is highly recommended.



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

The accommodation briefly comprises of Entrance Hall, Lounge with sofas, Kitchen/Dining Area with dining table and appliances with French doors to the Garden & Downstairs WC. The First Floor Landing leads to two Bedrooms with Bedroom furniture and Family Bathroom & the Second Floor Landing leads to a further Bedroom with bedroom furniture & En-suite Bathroom.

OUTSIDE

To the front of the house there is a courtyard garden behind low level wall. To the rear there is an enclosed gravelled garden with a patio seating area.

RENT AND DEPOSIT

The asking Rent for the property is £1,150.00 per calendar month and the Tenancy Deposit is £1,325.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £265.00.

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.

- Three Bedroom End Town House
- Three Storey Living Accommodation
- Lounge, Kitchen Diner & Cloakroom/WC
- Three Double Bedrooms
- Bathroom and En-Suite
- Enclosed Rear Garden
- EPC Energy Rating - C
- Council Tax Band - C (Lincoln City Council)

