

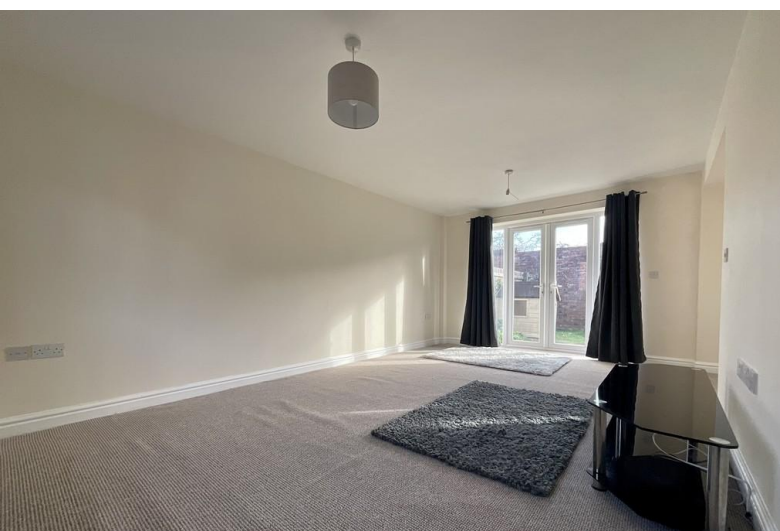


12 Dunkirk Road

Lincoln, LN1 3US

£900 pcm

TWO ALLOCATED PARKING SPACES! Available now, this property briefly comprises of an Entrance Hall leading to the Lounge, Dining Kitchen and WC, with stairs rising to a spacious First Floor Landing leading to Bedroom one with a walk-in wardrobe and Bedroom two. To the rear there is an enclosed garden with patio area.



LOCATION

Dunkirk Road is situated just off Burton Road in the highly sought-after uphill area of Lincoln, known for its excellent local amenities and community feel. The property is within easy reach of Burton Road shops, including convenience stores, cafés, takeaways and independent retailers, while also being close to both Castle Square and the Bailgate with their wider selection of restaurants and services. There are regular bus routes along Burton Road providing links into the city centre, and the area offers good access to the A46 bypass for commuters. The location is ideal for those wanting uphill living with practical access to everyday amenities.

ACCOMMODATION

Available immediately, this well-presented home offers internal accommodation comprising of an Entrance Hall leading to the Lounge, WC and a modern Dining Kitchen with access to the rear garden. Stairs rising to a spacious First Floor Landing giving access to Bedroom one, which benefits from a walk-in wardrobe, Bedroom two and the Family Bathroom with a bath with shower overhead.

OUTSIDE

There is an enclosed rear garden with a patio area, along with two allocated parking spaces.

RENT AND DEPOSIT

The asking Rent for the property is £900.00 per calendar month and the Tenancy Deposit is £1,035.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £205.00

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.

THE RENTERS RIGHTS ACT 2025

New legislation is to be implemented in May 2026 and will affect existing and new tenancies. More information on the changes is available at: <https://www.gov.uk/government/publications/guide-to-the-renters-rights-act/guide-to-the-renters-rights-act>

- Two Allocated Parking Spaces
- Two Double Bedrooms
- Bedroom One - Walk in Wardrobe
- Property Available Now
- Modern Kitchen Dining Area
- Enclosed Rear Garden & Patio
- Bathroom with Shower Overhead
- Property May Consider Pets
- EPC Energy Rating - C
- Council Tax Band - A (Lincoln City Council)

