



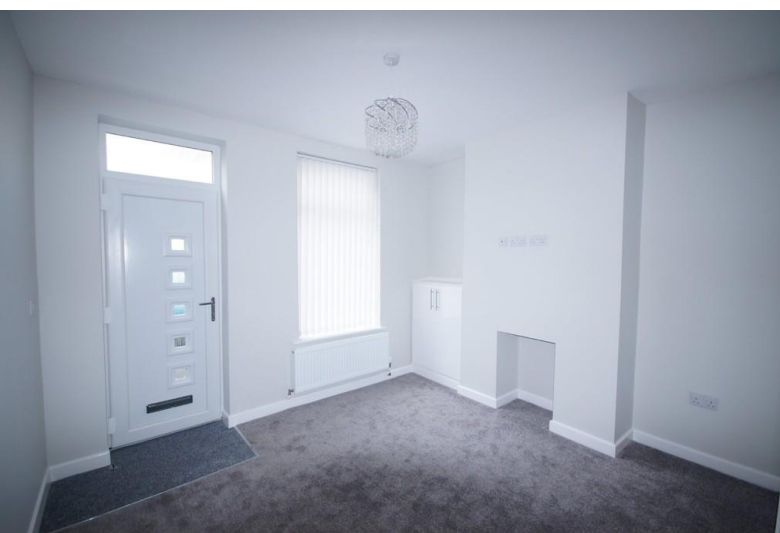
17 Burton Road

Lincoln, LN1 3JY

£950 pcm

SHORT WALK TO THE CATHEDRAL QUARTER!

The property briefly comprises of a Lounge and a spacious Dining Kitchen with access to the rear garden. Upstairs, off the First Floor Landing, are Bedroom one, Bedroom two and a Family Shower Room. On street parking is available to the front.



LOCATION

Situated on Burton Road, this home enjoys a highly desirable uphill position close to Lincoln's historic Cathedral Quarter. Burton Road itself offers a range of everyday amenities including cafés, a convenience store, takeaways, specialist shops and the popular Burton Road Chippy. The property is also within easy reach of the Bailgate and its independent boutiques, restaurants and cultural landmarks. Green spaces such as West Common are walkable, and regular bus services provide straightforward connections into Lincoln city centre and the wider area.

ACCOMMODATION

This well presented Two Bedroom Home offers accommodation comprising of a Lounge leading through to the Dining Kitchen, which benefits from patio door access to the rear garden. Upstairs, the First Floor Landing provides access to Bedroom one, Bedroom two and a Family Shower Room.

OUTSIDE

To the rear of the property there is a low-maintenance garden along with an outhouse that benefits from electricity. On street parking is available within the local area.

RENT & DEPOSIT

The asking Rent for the property is £950.00 per calendar month and the Tenancy Deposit is £1,095.00 (equal to 5 weeks' rent).

The Holding Deposit for this property is £215.00.

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/help/lettings-fees-information-for-tenants/>

VIEWING

Strictly by prior appointment via 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 Double Bedrooms
- Modern Kitchen / Dining Room
- Low Maintenance Rear Garden
- On Street Parking to the Front
- Close to Bailgate & Cathedral
- Early Viewing Recommended
- Council Tax Band - A (Lincoln City Council)
- EPC Energy Rating - C

